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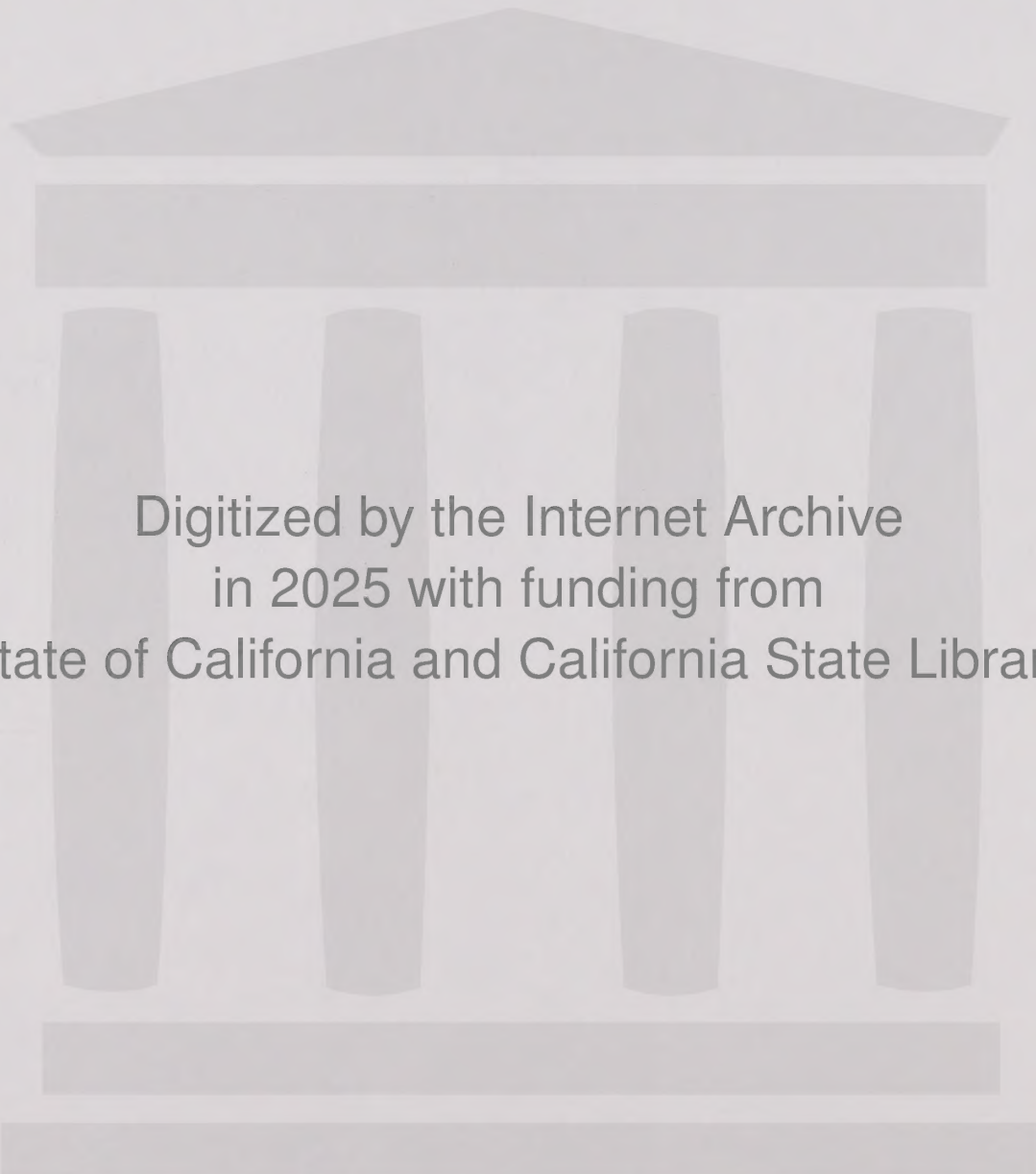
Citrus Heights Community Plan

1978

TECHNICAL REPORT



Sacramento County,
California



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CITRUS HEIGHTS COMMUNITY PLAN

Adopted by
Sacramento County
Board of Supervisors
Resolution 78-93
January 18, 1978

Prepared by
Sacramento County
Planning & Community Development Department

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INTRODUCTION

The Citrus Heights Community Plan is written to provide a guide for future development of the unincorporated community of Citrus Heights. A community plan is a more detailed and precise document than the Sacramento County General Plan. The General Plan provides policy guidance from a County-wide perspective, and community plans focus on local needs and desires. It is necessary to review the plan at frequent intervals to make sure that it reflects the feelings of the community. The intervals must be short enough that the plan does not become outdated and remains a guide to development of the kind of the community its inhabitants wish it to be.

Citrus Heights is located at the northern edge of Sacramento County, just south of the Placer County City of Roseville. The plan area is approximately 18 square miles in size and is bounded by the Placer County line on the north, Kenneth Avenue-Wachtel on the east, Madison Avenue on the south, and an irregular western boundary which runs from Garfield-Spruce Avenue to I-80, then northeast to Daly Avenue (extended), then north to Roseville Road Antelope Road, and then west on Antelope to the railroad tracks, then north-northeast to the Placer County line. The boundary lines were drawn for the convenience of mapping and utilizing available census data. They do not correspond to fire, park, and irrigation district boundaries (none of which is the same as another) or to post office designations. In fact, the area has postal identifications other than Citrus Heights, including Fair Oaks, Orangevale, Carmichael and Sacramento.

Citrus Heights is a community of diversity. A major interstate freeway crosses the northwestern portion, only a mile from narrow dirt roads. Large, intensely developed commercial centers contrast with the densely wooded streams which wander through the area. Single family subdivisions with street lights and the usual "improvements" are found across the street from rural, patchwork assortments of lots, complete with horses and chickens and a variety of housing styles.

The rural character of Citrus Heights has been changing very rapidly in recent years. The community is one of the fastest growing areas in Sacramento County. The rate of growth will slow to a level nearer the County average within a few years as the vacant land disappears. However, overall growth will still be relatively high for some time to come.

CITRUS HEIGHTS GOALS AND OBJECTIVES

1. TO ENCOURAGE HIGH QUALITY DEVELOPMENT WITHIN THE COMMUNITY AND TO PROMOTE A POSITIVE IMAGE FOR CITRUS HEIGHTS.
2. TO PROVIDE A BALANCE OF LAND USES WHICH ARE MUTUALLY COMPATIBLE, FUNCTIONAL, HEALTHFUL AND AESTHETICALLY PLEASING.
3. TO ESTABLISH A SYSTEM OF ARCHITECTURAL, LANDSCAPING, AND SIGN CONTROLS THAT PROVIDES FOR SITE PLAN REVIEW AT THE COMMUNITY LEVEL, TO ALLOW THE CITIZENS OF THE COMMUNITY TO DETERMINE HOW THE COMMUNITY IN WHICH THEY LIVE SHOULD DEVELOP.
 - 3A. To require all development activity be compatible with the physical environment and that no major alterations of the natural topography be permitted without site plan review.
 - 3B. To ensure that past development trends do not necessarily establish a precedent for future development decisions.
 - 3C. To require better coordination and control of advertising signs.
4. TO PROVIDE FOR VARIETY IN RESIDENTIAL DEVELOPMENTS TO FULFILL THE NEEDS OF DIFFERENT SEGMENTS OF THE POPULATION.
 - 4A. To encourage new multiple family development to locate in close proximity to commercial and convenience facilities and transportation corridors.
 - 4B. To demand reasonable retention and protection of existing trees, natural landforms, topographic features and live streams.
5. TO PROVIDE OPEN SPACE AND A WIDE RANGE OF RECREATIONAL ACTIVITIES AND FACILITIES FOR THE COMMUNITY.
 - 5A. To develop a complete system of bikeways, pedestrian and equestrian trails.
 - 5B. To assure that no development obstructs the trail within the SMUD easements and the Arcade-Cripple Creek complex.
 - 5C. To provide for the development of sufficient local park and recreation opportunities for future population growth.
 - 5D. To encourage and aid the implementation of the Sunrise Recreation and Park District Master Plan.
6. TO PROVIDE A BALANCED CIRCULATION SYSTEM OF TRANSIT, HIGHWAYS, AND BICYCLE, HORSE AND PEDESTRIAN TRAILS.
 - 6A. To insure that street development standards are appropriate to neighborhoods.

- 6B. To provide safe walkways in the vicinity of schools and other facilities.
- 6C. To beautify Sunrise Boulevard, Madison Avenue, Greenback Lane, and Auburn Boulevard with appropriate landscaping in existing divider strips and adjacent rights-of-way and to provide for the maintenance of landscaped areas.
- 6D. To encourage buffering of residential uses along major streets to minimize the impact of noise and air pollution.
- 6E. To encourage the development of improved public transportation and
- 6F. To provide alternatives for multimodal transportation facilities in appropriate corridors.
- 7. TO PROVIDE FOR VARIED AND ATTRACTIVE COMMERCIAL FACILITIES TO MEET THE NEEDS OF THE COMMUNITY.
 - 7A. To prevent further expansion of existing commercial zoning surrounding Sunrise Mall and adjacent shopping centers.
 - 7B. To ensure that the quantity, location and type of commercial and use is closely related to the needs and demands of the population and to eliminate surplus commercial zoning.
 - 7C. To prevent the establishment or expansion of commercial strips in Citrus Heights.
 - 7D. To locate business and professional offices adjacent to or in existing commercial areas.
- 8. TO MAKE AVAILABLE INFORMATION REGARDING ALL FEDERAL, STATE, AND LOCAL FUNDING PROGRAMS FOR UPDATING, MODERNIZATION, AND REHABILITATION OF EXISTING STRUCTURES, (RESIDENTIAL, COMMERCIAL, AND PUBLIC), SERVICES, AND FACILITIES.
- 9. TO ENSURE THAT THE COMMUNITY PLAN IS IMPLEMENTED.
 - 9A. To monitor new development to be sure it conforms to the adopted land use.
 - 9B. To require that development in designated special planning areas meets the criteria in this plan.
- 10. TO PROVIDE FOR PERIODIC UPDATING OF THE PLAN, AT INTERVALS NOT TO EXCEED FIVE YEARS, TO MAINTAIN ITS USEFULNESS TO THE COMMUNITY.

POPULATION

Trends

Population growth in Citrus Heights has been extremely rapid since 1972. It appears likely that the high rate will continue until near the end of the decade, at which time most of the very large parcels of undeveloped land will have disappeared. The result will be a more moderate level of growth, unless an unexpectedly strong trend to multiple family dwellings develops. The moderation of growth rate will not be due to a lessening of pressures for new households. An examination of the population pyramid (Figure 2) shows that significant numbers of people will be entering the 20 to 40 age bracket until about 1990. This is the age group which typically forms the most new households, but there simply will not be land left in Citrus Heights to build large, new single family subdivisions.

Another factor which implies that there will remain great pressure for development, even in the absence of large increases in population, is decreasing household size. A special census conducted in 1975 showed that the average household size in Sacramento County had dropped from 2.99 to 2.80 between 1970 and 1975. The change was even more marked in suburbs such as Citrus Heights.

While the numbers themselves are rather dry, the implications are enormous. In Citrus Heights, the 1970 average household size was 3.49 persons, and in 1975 it was 3.04 persons. In other words, 15% more dwelling units are required to house the same number of people, even without population increases.

Projections

Figure 1 shows projected population growth through the year 2000. Projections are frequently fallible of course, and should be regarded as a best guess rather than a firm prediction. Many factors, including political, economic, social, and physical considerations, influence the actual growth rate. Trends must be carefully watched, and any significant changes must be included in updated projections at intervals which should not be over five years or so.

Design Population

The design population is the expected population of Citrus Heights when the community is fully developed if it follows the land use plan. This is not the same as the maximum possible population which would exist if all areas were built at the highest densities which are permitted. It is a reasonable and expectable number, since not all areas develop at the highest permitted densities. The assumptions used to calculate the design population are given in Appendix 1. Based on these assumptions as applied to the land use plan, the design population for Citrus Heights is approximately 107,500.

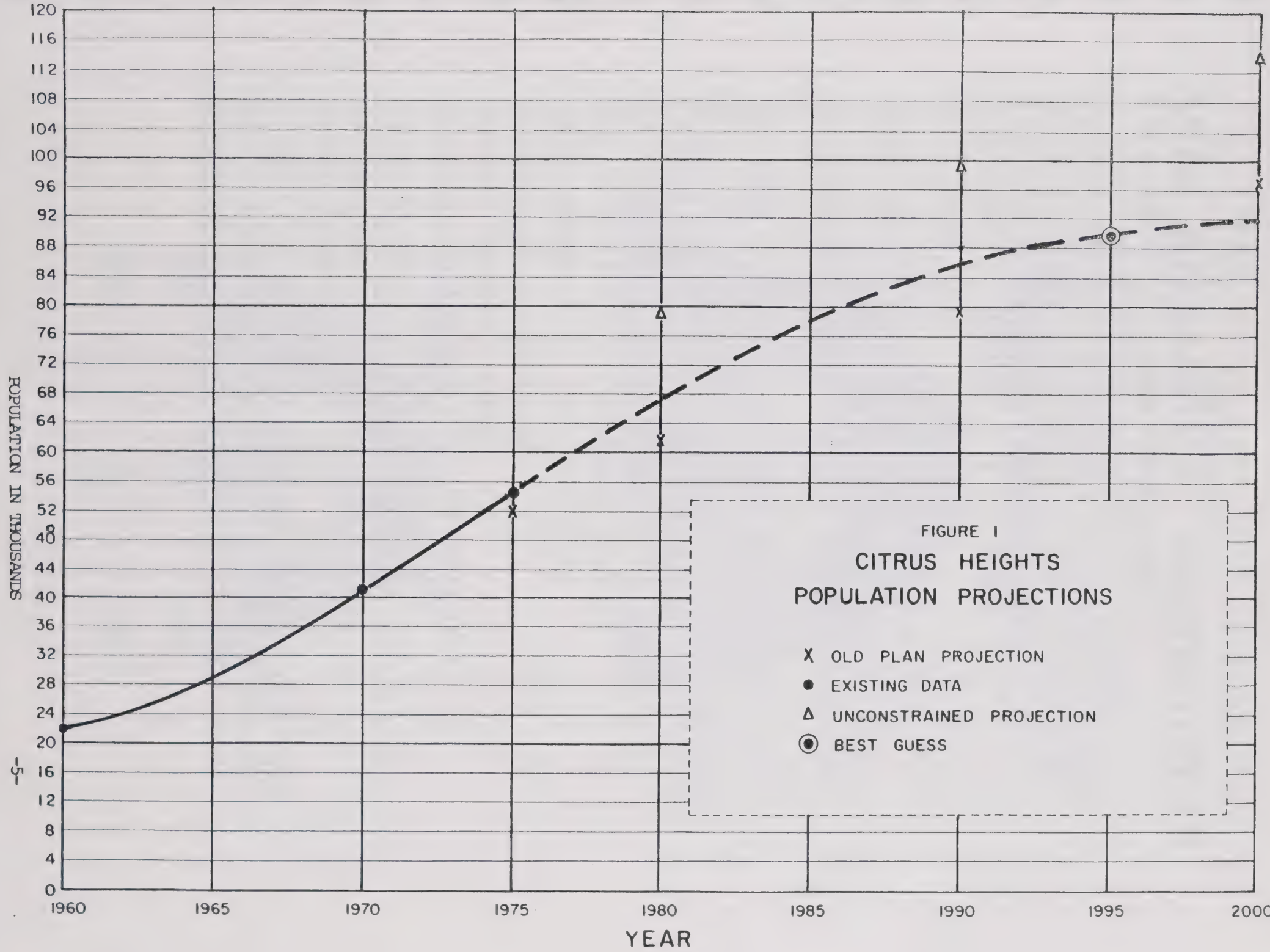


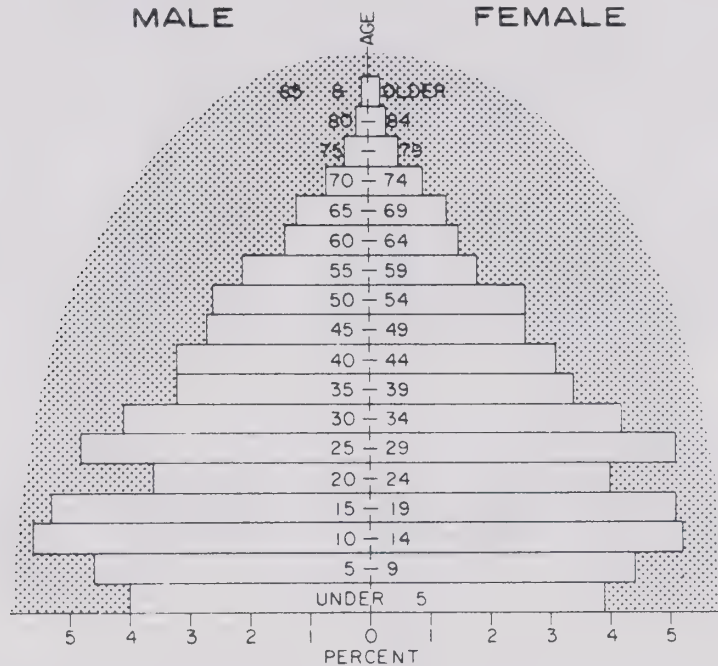
FIGURE 1
CITRUS HEIGHTS
POPULATION PROJECTIONS

- X OLD PLAN PROJECTION
- EXISTING DATA
- △ UNCONSTRAINED PROJECTION
- ⊙ BEST GUESS

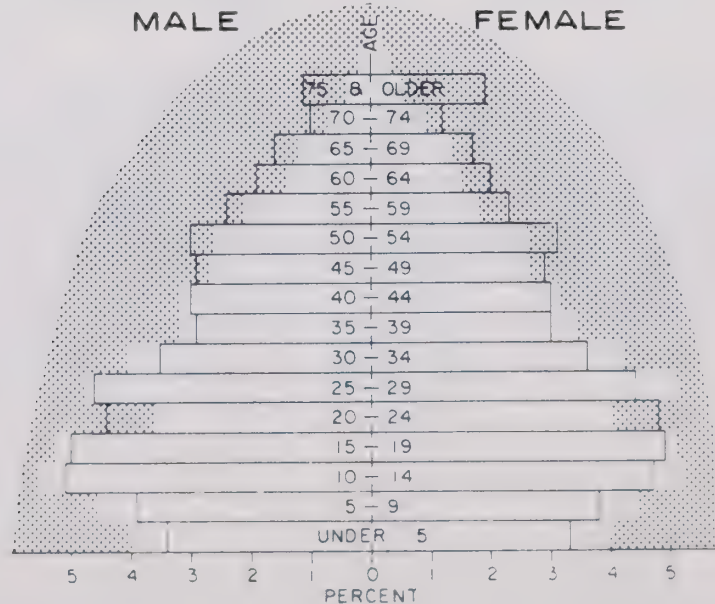
POPULATION PYRAMIDS 1975

(AGE AND SEX)

CITRUS HEIGHTS AREA



SACRAMENTO COUNTY



LAND USE ELEMENT

EXISTING LAND USE

Existing land use in Citrus Heights was recorded in April 1976. A breakdown by data area is found in Figure 3. Residential and commercial development predominate in Citrus Heights. Relatively little agricultural or industrial activity takes place. Growth in the first half of the 1970's occurred much more rapidly than expected. The rate remains high, but is expected to gradually drop to a rate nearer the County average.

PLANNED LAND USE

Most of the undeveloped land in Citrus Heights is expected to be converted eventually to residential uses. The rate of conversion since Sunrise Mall was built has been quite high. It appears likely that there will be development or approved plans on nearly all contiguous now-vacant parcels totalling 50 acres or more by some time in 1978.

Single family residential uses will occupy most of the converted land area. There may be an increase in the percentage of multiple family dwellings, but they require much less land per unit and don't affect the rate of conversion nearly so much. Growth in commercial categories is expected to be considerably slower since an abundance of commercial property is already developed. The planned land use map shows the kind of development (residential, commercial, etc.) expected to take place. Population and housing projections can be found in Figures 5 and 6. Acreages by data area are found in Figure 4.

LAND USE CATEGORIES

The following are brief descriptions:

AGRICULTURAL RESIDENTIAL CATEGORIES

Agricultural Residential - 1

This land use zone permits single family dwellings on one acre lots with a variety of hobby and commercial agricultural uses. It also permits veterinary uses.

RESIDENTIAL CATEGORIES

Residential land uses up through Residential Density 5 allow incidental agricultural uses on lots 20,000 square feet in size or larger. This allows the keeping of livestock for recreation or 4-H type activities, and growing of crops primarily for personal use. A brief description of the various residential land use zones follows:

Residential Density - 1

This category requires one acre minimum lots for single family dwellings. The maximum residential density is one dwelling per acre.

Residential Density - 2

This category provides for large lot, single family residential uses. The maximum residential density is two dwelling units per acre.

Residential Density - 3

This land use category also provides for large lot, single family uses at a maximum density of three dwellings per acre.

Residential Density - 4

This land use provides for single family dwellings on somewhat larger lots than in a typical urban subdivision. The maximum residential density is four dwellings per acre.

Residential Density - 5

This category provides for typical urban subdivision development of predominantly single family dwellings. Some duplexes may be permitted under certain conditions. The maximum density is five dwelling units per acre.

Residential Density - 10

This category provides for duplexes, townhouses, and other low density multiple family development. The maximum residential density is ten dwelling units per acre.

Residential Density - 20

This land use allows medium density multiple family development up to 20 dwelling units per acre.

Residential Density - 30

Multiple family uses are permitted in this land use zone to a maximum of thirty dwellings per acre.

Mobile Home Park

This category is used for mobile home parks.

COMMERCIAL CATEGORIES

General Commercial

This category provides for a full range of commercial land use, from offices and retail sales to heavy commercial and quasi-industrial uses.

Limited Commercial

This land use is shown for retail sales and light commercial uses outside shopping centers.

Business and Professional

This category is shown for office uses not located in shopping centers.

Shopping Center

This land use provides for commercial uses located in shopping centers of varying sizes.

INDUSTRIAL CATEGORIES

Industrial

This land use zone is used for manufacturing and other industrial type uses within the plan area. The only area of industrial land use shown is the railroad yards.

OPEN SPACE CATEGORIES

Recreation

This designation is used for existing parks and various recreation linkages.

Commercial Recreation

This designation is used for commercial and private swimming or gun clubs, golf course and similar uses.

SPECIAL PLANNING AREAS

This category is used to indicate an area where unusual needs or problems require an approach not available under standard land use categories.

Such areas may be characterized by environmental sensitivity, transportation impacts, unique social and historical flavor, or other qualities. Criteria for development in each of the Special Planning Districts may be found in the Implementation Section, page 54.

DESIGNATED BUFFER LINE

COMMERCIAL EXPANSION LINE

These lines are used to show limits to commercial expansion and to call attention to buffering requirements between potentially incompatible uses. Specific requirements are explained in the Implementation Section, page 52.

OTHER

Flood Combining Area

The lines shown on the map designating the Flood Combining Area have been taken from the Corps of Engineers' maps, dated September 1976, prepared for the Federal Flood Insurance Study. They outline those areas which may be flooded during a flood that has a 1% chance of occurrence in any given year.

ULTIMATE DEVELOPMENT

"Ultimate Development" refers to the unlikely time in the distant future when the entire community is fully developed according to the Community Plan. It is reasonable to anticipate that future revisions of the plan will change the nature of "ultimate development" in Citrus Heights. The present plan reflects the current thinking on the subject and serves as a guide toward a balanced community.

FIGURE 3

EXISTING LAND USE
(Shown in Acres)
DATA AREA

LAND USE CATEGORY	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	TOTAL
VACANT	772.1	20.6	203.9	354.9	165.9	378.0	462.7	368.9	325.5	682.3	76.4	112.0	117.8	85.9	112.0	348.9	4,587.8
RD-5	349.0	220.1	706.8	228.5	426.0	181.5	459.5	165.3	486.2	578.8	64.6	371.5	378.3	429.1	30.9	214.5	5,290.6
RD-10			2.0	.7	18.4	12.5			24.0	2.3	11.6	20.4	14.7	1.7	8.1		116.4
RD-30			6.8				13.2	85.2	41.1		28.6	46.5	14.7	26.4	32.3		294.8
RESIDENTIAL TOTAL	349.0	220.1	715.6	229.2	444.4	194.0	472.7	250.5	551.3	581.1	104.8	438.4	407.7	457.2	71.3	214.5	5,701.8
PUBLIC-QUASI	10.3	10.3	11.9		89.6		136.6	47.0	42.1	88.1	1.5	39.6	18.3	28.6	5.9	53.6	583.4
SC		35.3					8.1	26.4		19.1		19.8	27.2	102.8	104.4		343.1
GC			20.0														20.0
BP			2.0		1.0				2.5		9.5	17.7	1.6	2.0	16.1		52.4
ORC	1.4	25.2	20.1	9.4	10.8	2.3	56.1	9.6	15.0	31.6	32.6	7.2	5.4	14.7	20.7	2.5	264.6
IND							4.4										4.4
COMMERCIAL TOTAL	1.4	60.5	42.1	9.4	11.8	2.3	68.6	36.0	17.5	50.7	42.1	44.7	34.2	119.5	141.2	2.5	684.5
RECREATION	20.6	52.8		20.6		64.6		7.3		12.4			8.8	14.7			201.8
COMMERCIAL RECREATION		5.1					15.7							7.4			28.2
OPEN SPACE TOTAL	20.6	57.9		20.6		64.6	15.7	7.3		12.4			8.8	22.1			230.0
FREEWAYS	86.2	18.5			3.0		55.8										163.5
GRAND TOTAL	1,239.6	387.9	973.5	614.1	714.7	638.9	1,212.1	709.7	936.4	1,414.6	224.8	634.7	586.8	713.3	330.4	619.5	11,951.0

CITRUS HEIGHTS PROJECTED LAND USE
(Shown in Acres)

Land Use Categories	DATA AREA																TOTAL
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
AR-1						4.6				1.5						9.5	15.6
RD-1				102.9						12.6							115.5
RD-2	20.3		416.6	42.6	147.9	162.6	188.3		236.8	60.5	2.9					244.8	1,535.7
RD-3			232.1	143.4	8.6	8.4	0.9		22.8	102.6							496.0
RD-4						218.5									5.6		224.1
RD-5	634.3	224.2	206.2	286.3	487.1	75.9	338.3	243.2	444.5	929.7	76.5	419.5	466.8	440.1		172.0	5,455.0
RD-10	22.8	6.3	11.9		17.3	10.7	7.7	18.1	96.0	72.9	16.0	32.3	19.1	8.7	67.0	32.8	439.6
RD-20	16.2	12.1	15.4				74.7	100.8	80.5		54.8	93.0	50.7	54.1	95.9	38.5	686.7
RD-30			15.0														15.0
MHP	64.5				33.2	42.0	210.6		11.6		15.5						377.4
Residential TOTAL	758.1	242.6	897.2	575.2	694.1	522.7	820.5	362.1	892.2	1,179.8	165.7	544.8	536.6	502.9	168.5	497.6	9,360.6
SPA	36.4	19.5				44.4	214.4	258.4		132.5						109.0	814.6
SC		28.2	6.3	9.0			13.5	67.1	26.6	42.8		18.2	30.1	136.5	106.2		484.5
GC	5.0	4.0	61.4	4.3	2.6		74.8	8.4		1.2	36.0	10.4					208.1
LC	3.7	5.6	1.9		5.3	1.2	10.3	6.7	9.3	21.0	10.2	10.4	6.0	21.9	31.5	10.0	155.0
BP		2.1	8.2					5.4	7.9		6.2	42.0	3.5	30.9	24.8	1.4	132.4
AC			1.0														1.0
Commercial TOTAL	8.7	39.9	78.8	13.3	7.9	1.2	98.6	87.6	43.8	65.0	52.4	81.0	39.6	189.3	162.5	11.4	981.0
INDUSTRIAL	207.0																207.0
Recreation	14.8	51.9		18.5		63.7		6.9		45.7	6.9	5.2	8.8	15.0			237.4
Commercial Recreation		5.1					16.5							7.8			29.4
Open Space TOTAL	14.8	57.0		18.5		63.7	16.5	6.9		45.7	6.9	5.2	8.8	22.8			266.8
Freeway	76.0	22.0			3.0		41.0										142.0
GRAND TOTAL	1,101.0	381.0	976.0	607.0	705.0	632.0	1,191.0	715.0	936.0	1,423.0	225.0	631.0	585.0	715.0	331.0	618.0	11,772.0

FIGURE 4A
CITRUS HEIGHTS

Acreage in public use (schools, churches, fire stations, etc.) or shown within
the 100-year floodplain on the U.S. Corps of Engineers' maps prepared for
the Flood Insurance Study, September 1975

Land Use Categories	DATA AREA																TOTAL
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
RD-1(F)				16.2													16.2
RD-2					20.4		114.3			60.5						50.5	245.7
RD-2(F)			37.6	14.0	10.4	9.8	8.8				2.1					15.4	98.1
RD-3			11.8	1.8					3.8								17.4
RD-3(F)			19.0	5.0	.2												24.2
RD-4						12.7											12.7
RD-4(F)						1.5											1.5
RD-5	19.9	14.6		2.2	66.9		3.3		45.8	36.1		20.0	18.2	18.4		1.9	247.3
RD-5(F)		3.2	12.3	12.6	23.5		37.3	20.3	37.8	25.3	11.0	17.6	18.7			1.8	221.4
RD-10															4.8		4.8
RD-10(F)					.3				12.6								12.9
RD-20								1.1			.3		4.8	4.2			10.4
RD-20(F)							18.1	12.3	2.9		3.9	8.8	.3			9.8	56.1
MHP(F)					11.9	6.9	27.2		4.3		2.6						52.9
SPA								29.1		13.8							42.9
SPA(F)						2.8	56.9	42.3		27.5						7.9	137.4
RESIDENTIAL TOTAL (1)	19.9	17.8	80.7	51.8	133.6	33.7	265.9	105.1	107.2	163.2	19.9	46.4	42.0	22.6	4.8	87.3	1,201.9
SC(F)							1.2										1.2
GC(F)			1.8				10.0			.2	1.0	5.0			2.9	1.0	21.9
LC(F)		.2								1.0	.2						1.4
BP												25.8					25.8
BP(F)		1.5										.6					2.1
RECREATION (F)		19.3				.5		4.4		11.8		2.6					38.6
TOTAL	19.9	38.8	82.5	51.8	133.6	34.2	277.1	109.5	107.2	176.2	21.1	80.4	42.0	22.6	7.7	88.3	1,292.9

(1) Residential acreages were deducted from acreages shown on Figure 4 prior to making population and housing projections.

FIGURE 5
CITRUS HEIGHTS COMMUNITY
PROJECTED POPULATION
AT ULTIMATE DEVELOPMENT

Land Use Categories	DATA AREA																TOTAL
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
AR-1						46										3	49
RD-1				251						37							288
RD-2	118		2,415	165	679	887			1,372		17					1,126	6,779
RD-3			1,691	1,231	75	73	8		165	892							4,135
RD-4						2,041											2,041
RD-5	6,865	2,306	1,536	2,691	4,918	752	2,952	2,211	3,254	8,611	649	4,267	4,264	4,182		1,668	51,126
SPA						103	744	2,819								660	4,326
S.F. Total	6,983	2,306	5,642	4,338	5,672	3,902	3,704	5,030	4,791	9,540	666	4,267	4,264	4,182		3,457	68,744
RD-10	527	147	275		392	248	178	417	1,861	1,686	369	747	442	200	1,438	759	9,686
RD-20	517	386	491				1,806	2,789	2,476		1,615	2,693	1,455	1,593	3,066	916	19,803
RD-30			665														665
SPA						707	2,146			1,581						315	4,749
M.F. Total	1,044	533	1,431		392	955	4,130	3,206	4,337	3,267	1,984	3,440	1,897	1,793	4,504	1,990	34,903
MHP	943				284	467	1,816		97		172						3,779
Grand Total	8,970	2,839	7,073	4,338	6,348	5,324	9,650	8,236	9,225	12,807	2,822	7,707	6,161	5,975	4,504	5,447	107,426

FIGURE 6
CITRUS HEIGHTS COMMUNITY
PROJECTED DWELLING UNITS
AT ULTIMATE DEVELOPMENT

Land Use Categories	D A T A A R E A																TOTAL
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
AR-1						14										1	15
RD-1				78						11							89
RD-2	37		750	51	211	275	323		426		5					350	2,428
RD-3			525	382	23	23	2		51	277							1,283
RD-4						634											634
RD-5	2,132	716	477	836	1,527	234	917	687	1,011	2,674	202	1,325	1,324	1,299		518	15,879
SPA						32	231	1,082								200	1,545
S.F. Total	2,169	716	1,752	1,347	1,761	1,212	1,473	1,769	1,488	2,962	207	1,325	1,324	1,299		1,069	21,873
RD-10	187	52	98		139	88	63	148	660	598	131	265	157	71	510	269	3,436
RD-20	262	196	249				917	1,416	1,257		820	1,364	739	808	1,553	465	10,046
RD-30			338														338
SPA						364	1,010			753						150	2,277
M.F. Total	449	248	685		139	452	1,990	1,564	1,917	1,351	951	1,629	896	879	2,063	884	16,097
MHP	602				181	298	1,100		62		110						2,353
Grand Total	3,220	964	2,437	1,347	2,081	1,962	4,563	3,333	3,467	4,313	1,268	2,954	2,220	2,178	2,063	1,953	40,323

HOUSING AND COMMUNITY DEVELOPMENT

Existing Residential Land Use

Citrus Heights today exhibits wide variation in housing type, density, and distribution. The southwest portion of the community is almost totally developed in single family subdivisions and apartments. East of Fair Oaks Boulevard, nearly all the development is single family ranging from small subdivision lots to parcels of several acres, and some vacant land remains. The north-central area contains most of the residential development of "old" Citrus Heights. There are few typical subdivisions. Homes are mostly single family, of widely varied style and quality, sited on lots of all shapes and sizes. The Hillsdale corridor is rapidly filling with single family subdivisions and mobilehome parks.

Planned Residential Land Use

Citrus Heights is planned to be a residential community. The land use map indicates that approximately 82% of the land area, will be devoted to residential uses. Figure 4, page 12, shows a breakdown by data area. Over half the housing will be single family, particularly in the northeast area of the community.

Trends in Housing

The Citrus Heights community has been and continues to be a predominantly single family home community. The 1970 Census indicates that of the community's total of 12,432 dwelling units, approximately 84% were single family homes, 4% mobile homes, and 12% apartment units. Because of the higher costs of new construction and a greater emphasis on apartment building construction during 1972-73, the proportion changed slightly from 1970 to 1974, reflecting 70% single family homes, 7.4% mobile home units and 22% apartment units. This trend is continuing. In 1976, the proportion of apartment units was 23.7% of the total housing stock, with a corresponding decrease in the proportion of mobile and single family homes. Figure 6, page 15, shows a breakdown by data area of dwelling units at ultimate development.

The Citrus Heights community has seen its greatest growth during the period since 1970. Up to 1969, the area had approximately 12,500 units of housing. Between 1970-74 more than 7500 new units were constructed, or an increase of 60%. According to a sample survey taken of sales prices of homes in Citrus Heights for the period 6/76-9/76, the median price of a home was \$31,133. The community has maintained its predominant homeownership character since 1970, with only 25% of total housing units (almost all apartments) being occupied by renters. However, as more apartments are brought into the market, the situation will change correspondingly. As more and more people are priced out of the new home market, there will be growing demand for rental housing.

Housing Conditions

Most of the housing units in Citrus Heights are relatively new with over 70% of the total having been constructed since 1960. About 6% (1300 units) of the housing stock was built prior to 1950, and another 22% (4522 units) between 1950-60. Because of natural deterioration with time, these are the typical units suitable for rehabilitation. The 1970 census identified 62 units lacking some or all necessary plumbing facilities--a clear indication of substandard housing. During the period between fiscal years 1972-1975, approximately 31 county-ordered demolitions took place in Citrus Heights, presumably those substandard units identified by the 1970 Census. Most of deteriorating homes are in the older portion of the community, north of Auburn Boulevard and west of Sunrise Boulevard. It is this area which could benefit most from housing and neighborhood maintenance or rehabilitation programs.

Most households in Citrus Heights are comfortably housed. It is usually the poor, disadvantaged, elderly or minority populations that have difficulty in securing safe and decent housing. A family or individual is defined as having some kind of housing need if they meet any one or more criteria which include: 1) living in housing which is in a state of disrepair or in substandard condition, 2) paying more than 25% of their gross income for housing, or 3) living in overcrowded conditions (more than two persons per bedroom is considered overcrowding).

The tables show that in 1975, 18.5% of the households in Citrus Heights were classified as Low and Very Low Income. Of these, 1362 or 40% were renting and others were buying homes or owned them outright. 1690 Low and Very Low Income households pay more than 25% of their gross income for housing. Of these, 659 or 39% were buying homes and rest were renting. Very Low and Low Income elderly households numbered 899, of which 323 owned their homes outright. These households may be having trouble with taxes, but they are not reflected in the 320 Low and Very Low Income elderly paying over 25% of their gross income for housing.

Overcrowding does not appear to be a severe problem in the area. There were 306 overcrowded households recorded, and it is generally considered that the method used tends to inflate this category.

Condition of Housing Stock

The 1975 special census indicated that there were 19,715 dwelling units in Citrus Heights. Of these, 120 units, or under one percent, were classified as unsound. Most of these unsound units are in the older portion of the community, north of Auburn Boulevard and west of Sunrise Boulevard. While such a small number for unsound units appears somewhat suspect, it does indicate that there is not a tremendous problem with deterioration in Citrus Heights.

SELECTED HOUSING STATISTICS
CITRUS HEIGHTS COMMUNITY
1975 SPECIAL CENSUS

<u>Household Group</u>	<u>Number in Group</u>	<u>% of All Households in Group</u>	<u>Number of Low and Very Low Income in Group</u>	<u>% of Low and Very Low in Group</u>	<u>% of Low and Very Low Income in Group in All Households</u>
All Incomes	18,297	100%	3,383	18.5%	18.5%
All Incomes Paying More Than 25% for Housing	2,232	12.2%	1,690	75.7%	9.2%
Elderly Persons 65 Years and Over	1,963	10.7%	899	45.8%	4.9%
Elderly Paying More Than 25% of Income for Housing	320	1.7%	263	82.2%	1.4%
Female Head of Household	3,054	16.7%	1,221	36.1%	6.7%
Minorities	1,170	6.4%	198	5.9%	1.1%

HOME OWNERSHIP

<u>Group</u>	<u>Own Outright</u>	<u>% of Group</u>	<u>Buying</u>	<u>% of Group</u>	<u>Renting</u>	<u>% of Group</u>	<u>Did Not Respond</u>	<u>% of Group</u>
All Incomes	1,394	7.6%	19,720	58.6%	4,009	21.9%	2,174	22.9%
Low and Very Low Income	455	13.4%	1,527	45.1%	1,362	40.3%	39	1.2%
All Elderly	601	30.6%	626	31.9%	526	26.8%	210	10.7%
Very Low and Low Income Elderly	323	35.9%	274	30.5%	290	32.3%	12	1.3%
Elderly Paying More Than 25% of Income for Housing	—	—	119	37.2%	201	62.8%	—	—
Very Low and Low Income Elderly Paying More Than 25% of Income for Housing	—	—	98	37.3%	165	62.7%	—	—
Low and Very Low Income Paying More Than 25% of Income for Housing	—	—	659	39.0%	1,031	61.0%	—	—
All Incomes Paying More Than 25% of Income for Housing	—	—	803	36.0%	1,429	64.0%	—	—

Source: 1975 Special Census

There do not appear to be extensive areas of deteriorated housing. Most examples of such dwellings are located among homes which are in adequate condition and well maintained. Large-scale neighborhood rehabilitation programs are neither necessary nor useful under such conditions. However, there are some programs designed to help individuals of less fortunate financial means to repair or prevent deterioration of their houses.

Housing Opportunities for Low and Moderate Income Households

Households of low and moderate income are faced with very limited housing choices. Whether for purchase or rental, few dwelling units are available at low enough cost for low income persons. Those units that are available tend to be old or in poor condition. The private housing market historically has not provided low cost housing and cannot be expected to do so voluntarily under current economic conditions. A variety of governmental programs, mostly federal, have met with mixed success. Housing problems such as this are generally not solvable at the community level. There are, however, some approaches that might be useful at the county or state level. Therefore, in order to help improve the housing situation for persons of lower income in Citrus Heights, it is recommended that:

1. The recommendations of the City-County Housing Task Force be implemented. This group, with the aid of a consultant and staff, did a thorough study of housing problems and needs in 1973. No action has resulted from their work, although their conclusions are as valid as ever. Implementation of the Housing Task Force recommendations would be a large step in ensuring an adequate supply of safe and decent housing for county residents.
2. The Board of Supervisors should encourage the State Legislature to provide property tax relief, particularly for low income or elderly persons who may be forced out of homes they already own because of a high tax burden.
3. An ordinance should be adopted and implemented requiring that a percentage of units in large subdivisions be designed, priced, and made available to moderate income households.
4. Rehabilitation and renovation of existing structures should be encouraged to supplement increasingly costly new housing.

Housing Rehabilitation and Maintenance Programs

A number of private and government programs exist in Sacramento County which are designed to rehabilitate or prevent deterioration of individual dwellings. Most of the programs are aimed at persons of "moderate" or lower income, which in 1976 meant an annual income for a family of four of not over \$11,600. A brief description of some of these programs follows:

Community Development Block Grant

Sacramento County has applied for and received a Federal Community Development Block Grant. Monies are provided under the Housing and Community Development Act of 1974. The legislation states, "The primary objective...is the development of viable communities, by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income."

The grant of \$17.1 million is distributed over a five-year period beginning with fiscal year 1975-1976. The emphasis is on physical development, particularly housing and infrastructure rehabilitation. Limited funding may be approved for social programs which are associated with physical development programs. Requirements for the use of Community Development Block Grant funds are quite specific. Beneficiaries of Community Development funds should be of predominately moderate or lower income, and the funds should be expended primarily in designated "target areas." Money from the Community Development Block Grant is used to fund a number of specific aid programs, including the following:

- Unmet Shelter Program

- Housing Opportunity Program for Elderly (HOPE)

- Sacramento County Loan Program

- Self-Help Painting Beautification Program

- St. Mark's Housing Rehabilitation Group

A number of other programs also exist, with a variety of federal, state and local funding. These include:

- Senior Home Repair Service

- Volunteer Repair Service

- Special Circumstances Fund

- Home Project

- Legal Center for the Elderly

- Property Rehabilitation Program (Federal Section 312)

For information or referral on these programs or others that may be developed, call either the Sacramento Community Development and Environmental Protection Agency or the Sacramento Housing and Redevelopment Agency.

RESIDENTIAL OPEN SPACE

Until recently, the Citrus Heights Community was characterized by large areas of open space. The northern and eastern portions of the area were mostly undeveloped, and the subdivisions which did exist were generally in large lot configurations.

The situation changed in the decade of the 1970's. Since the completion of Sunrise Mall, growth has been very rapid, and only scattered areas of open space will remain by 1980. Those areas which are developed with larger residential lots, combined with the parks and facilities, should provide some feeling of spaciousness to help break up the pattern of subdivision.

For property to be developed residentially, two approaches are used to encourage open space. In the northeastern part of the community, some areas are shown for development of one acre and half-acre lots. These areas are generally located near the one and two acre minimum lot size regions adopted in the Orangevale Community, and would help serve as a transition from the denser residential development in the rest of Citrus Heights.

The other approach is to use "Special Planning Areas". This concept is explained more fully in the Implementation Section (p. 54). Briefly, in an area of unusual environmental sensitivity, the design is required to provide more open space, preserve creeks and trees, and so forth. The concept has been applied in several areas, and specific criteria for each area are listed under Implementation.

Parks

Nearly all of Citrus Heights is within the boundaries of the Sunrise Recreation and Park District. The District provides a wide variety of services and facilities. See the Public Facilities Element (p. 37) for a more thorough discussion.

Creeks and Trails

Several creeks flow at least part of the time in Citrus Heights. The land use map shows floodplain boundaries and designated trails for a number of the creeks. Where creeks are shown on the map, the usual implication is that development should not be permitted in the floodway. Conditions and requirements for development in specific creek areas are found in the Implementation section beginning on page 48.

COMMERCIAL ELEMENT

Commercial development has a great effect on the character and quality of a community. Improperly located or designed commercial facilities can cause unnecessary visual pollution, traffic congestion, noise, and other undesirable effects. Too little land available for commercial use causes existing commercial land to become excessively priced and can reduce the choice available to consumers. Too much commercial land can encourage neglect of maintenance or abandonment of marginal enterprises, resulting in blighted areas. This tends to degrade the quality of the surrounding areas, resulting in less desirable development in the whole neighborhood.

Citrus Heights today contains a wide variety of commercial development, from the modern regional shopping center called Sunrise Mall to classic strip commercial such as that along Auburn Boulevard. Figure 7 shows the existing commercial land use. The Land Use Map shows planned commercial land use at ultimate development.

Figure 3, page 11, shows the distribution in acres by type of commercial land. Definitions of the commercial types are given in the land use element. Appendix 2 gives County standards for commercial needs. Comparison of the standards with existing commercial zoning and population projections suggests that there is now a substantial surplus of commercial zoning and that no more is needed in Citrus Heights.

The Citrus Heights Planning Advisory Committee is quite emphatic about holding the line on excess commercial development in the community. Goal 7 and the associated objectives explicitly call for an end to the uncontrolled free-for-all commercial development pattern, particularly in the area of Sunrise Mall.

According to the figures in the tables mentioned above, the excess of commercial zoning is more than 100 acres, even after allocations are made to other communities for the regional center at Sunrise Mall. Attainment of Goal 7 will require changing this excess to some other use category. The procedure is outlined in the implementation section of this report.

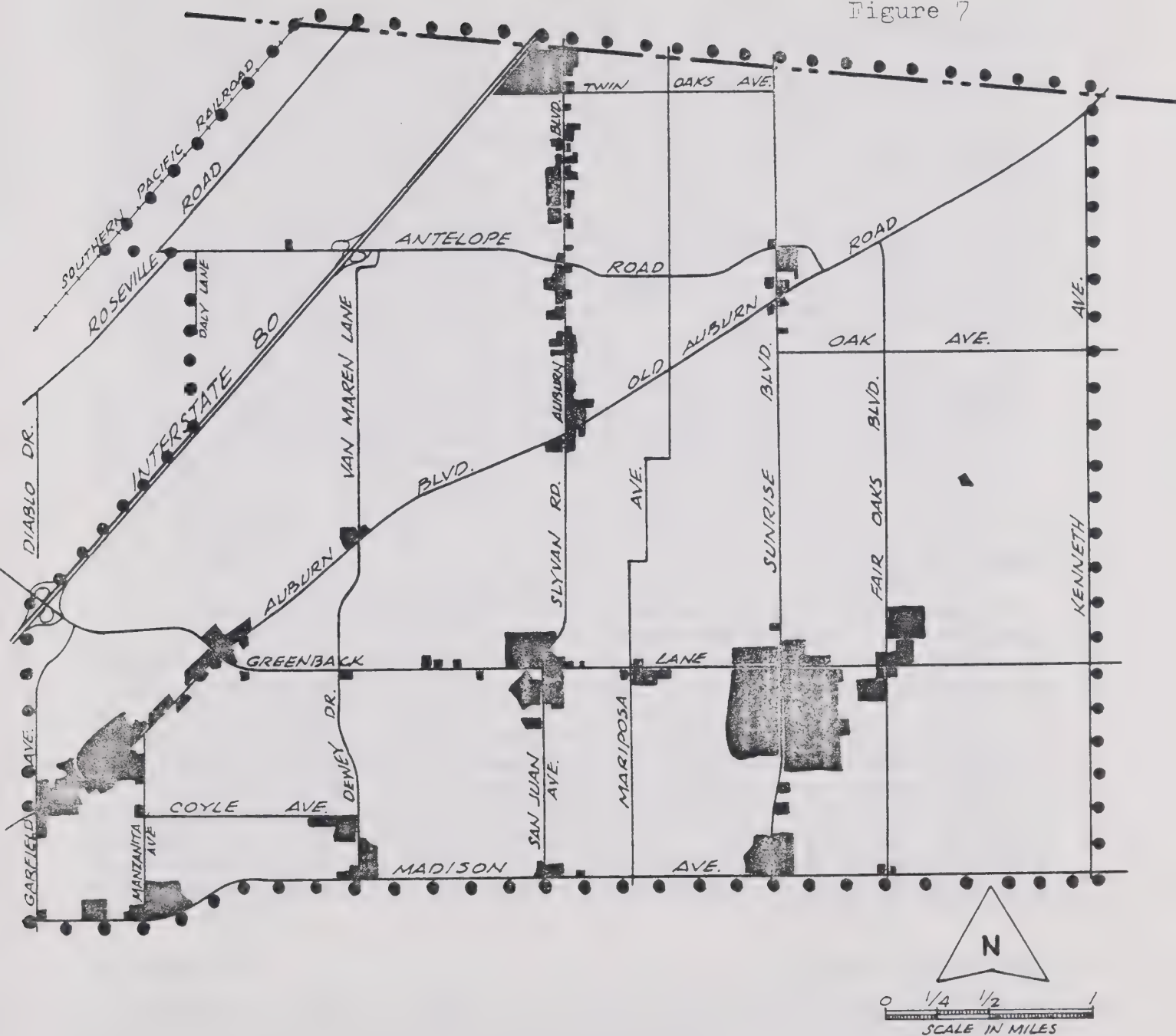
Several of the large commercial districts shown on the Land Use Map are outlined by a heavy black line. This line serves to emphasize that commercial development is more than adequate and no expansion of the commercial district beyond this black line is permitted in the area. Given the excess commercial zoning in Citrus Heights no new commercial zoning should be needed anywhere. The black line indicates that expansion is especially unwelcome in those particular areas.

The black line also is subject to the standards for buffer areas which are indicated on the map by the dotted line and defined in the Implementation section, page 52. Commercial areas have high potential for incompatibility with other uses, so careful buffering is essential.

CITRUS HEIGHTS

EXISTING COMMERCIAL LAND USE

Figure 7



- STUDY AREA BOUNDARY
- COMMERCIAL AND OFFICES

TRANSPORTATION

Introduction

The transportation system in Citrus Heights is based on private automobiles and is beginning to show strain as a result. Widespread new commercial and residential development is creating transportation demands that the system has increasing difficulty meeting. Continuation of the pattern will result in a Los Angeles-type situation at best, and system failure at worst. Rational planning requires examination of other approaches in spite of obvious difficulties. For example, the low residential density and dispersed commercial development pattern make public transit systems expensive to operate. The existing bus system requires substantial subsidy. Any kind of rail systems have high capital costs. However, personal automobiles are rapidly growing more expensive to own and operate, and congestion is increasing. All transportation modes must be examined: auto, bus, rail, or any others that may be developed. Arbitrarily limiting future options because they appear too expensive now will almost surely result in far more future cost, both direct and indirect, than preparing now for a system to move people and goods in economically and environmentally sound ways.

Street and Highways

Citrus Heights is directly served by one freeway, Interstate 80, which is oriented northeast to southwest in the western part of the community. The majority of the traffic into or out of Citrus Heights uses this freeway. No other freeways are planned or under construction in the immediate area.

East-west travel in Citrus Heights is concentrated on Madison Avenue and Greenback Lane, both of which carried in excess of 30,000 cars per day in 1976. Farther north, Antelope Road carries a much smaller volume of east-west traffic. Auburn Boulevard runs southwest to northeast, roughly parallel to I-80, and carries 10,000 to 15,000 cars per day. At Sylvan Road, Auburn Boulevard turns north and intersects I-80 at the county line. The Auburn Boulevard-Sylvan Road-San Juan Avenue north-south route carries 10,000 to 20,000 cars per day.

Neighborhood Problems

A number of neighborhood areas in Citrus Heights have problems with streets. Some areas do not have well-designed street patterns, leading to poor circulation. Other areas have dirt or gravel streets not maintained by the county. Some areas have both problems. Inadequate drainage, lack of directional signs, undefined right-of-way, poor lighting, and various other deficiencies all contribute to the difficulties. It is possible that some of the problem areas may be helped by Community Development or similar aid programs, particularly in lower-income areas. Even if such programs are

applied, however, they will solve only a small portion of the problems. The tight money situation being experienced by most public agencies makes it unrealistic to expect significant help from the county, especially on small, non-standard streets which serve few households. Most such streets will probably remain as they are until adjacent property owners do something themselves, such as forming assessment districts to pay for improvements.

Trends

Traffic in the Citrus Heights area has been increasing steadily over the last several years. The growth of auto traffic is dependent to a great degree on population growth, but is in addition subject to fluctuations in supplies and prices of fuel and automobiles, family size, life style, and a host of other factors.

It is not realistic to expect short term development of transportation systems not based on buses and automobiles. Rail is not now economically feasible, distances and traffic are generally intimidating to all but the most intrepid bicyclists, and horses are used almost entirely for recreation.

Given increasing land costs, no new major streets are likely to be built, so the expected population growth will have to be served mostly by the existing street pattern, at least for the next few years. Figure 8 shows major streets with existing and projected total rights-of-way. Even with street widening, increasing traffic congestion appears inevitable. Figure 9 gives approximate capacities of major streets, along with 1976 traffic counts. Figure 11 traces traffic increases on major streets since 1973. Traffic growth is approximately proportional to population growth, so it can be predicted that capacity will be reached on several streets quite soon. When this occurs, traffic does not stop flowing, but congestion builds very rapidly. Stop-and-go conditions would be expected to occur for lengthy periods during peak hours. Within 20 years, under present conditions, there will be traffic service failure in a number of areas. This is not failure by an arbitrary engineering definition, but a simple, obvious inability of the street system to handle transportation needs. Alternatives must be developed and implemented.

Alternatives

Any discussion of alternatives must be based on one unpleasant fact: traffic congestion in Citrus Heights will get worse. No acceptable alternative will change that conclusion. The reason is growth. Unless growth is simply stopped, which is virtually inconceivable in Sacramento County at this time, there will be more households and more automobiles every year. No

transit system will attract all the trips of the new residents. If a new transportation alternative were successful in an unprecedented way and attracted half the new trips, congestion would still increase by the number of trips not attracted. Higher densities generate a higher proportion of transit riders than single family, but still cause a greater net increase in auto congestion. The question is not how to prevent congestion but how to minimize the increase.

Three possible alternatives come to mind for Citrus Heights, although this list is certainly not all inclusive. Any other modes or combinations of modes which may appear appropriate should be carefully explored.

1. Expand the Street System

This alternative is the approach that is presently being taken on an incremental basis. In the absence of policy decisions, street widening and various traffic management techniques are applied to the most critical points to try to keep traffic moving. However, without new routes for new major arterials, this approach cannot work indefinitely. Even if the new streets could be built, it would result in massive adverse impacts on air quality, energy, and other environmental factors. The expense and social disruption would be very large. Given past experience, it seems likely that the final result would be a larger network of streets, all choked by congestion.

2. Improve Bus Transit

Given the size, development pattern, and density of the Sacramento area, this alternative appears for now to offer the best balance between economic and environmental feasibility. It may be that the increasing congestion itself will motivate more people to turn to transit. Regional Transit operates bus lines which allow access to many areas of the Sacramento metropolitan area and Davis and Woodland. Many commuters ride to downtown Sacramento. Sunrise Mall attracts shoppers as well as some informal park-and-ride patronage.

High density housing has generally been concentrated along major arterials in order to enhance opportunities for use of mass transit facilities. Implementation of this land use pattern should improve access to transit for greater numbers of people.

Plans are underway to provide shelters at many bus stops. Several sites are being considered for eventual construction of park-and-ride facilities. A fleet modernization program has eliminated old buses without air conditioning. These improvements should help attract riders.

Other factors could make a difference in the existing low patronage. Another oil embargo or similar circumstance which caused either fuel shortages or large price increases would improve transit utilization. It is possible that gasoline rationing could be imposed. Area-wide transportation planning programs envision doubling or more of the existing 250 bus fleet. Traffic controls such as exclusive lanes, signal pre-emption, preferential metering, or other devices could make transit time less and transit presumably more attractive.

For the short to medium term future, buses appear to be the best transit alternative for Citrus Heights.

3. The remaining alternative, which appears economically unfeasible at the present time, is a light rail system. Light rail means street-cars or modifications of them which can be coupled into short trains. Light rail systems can offer striking advantages in terms of energy consumption, air quality, and passenger comfort. Disadvantages include lack of route flexibility and high capital cost, particularly if new routes are required. For Sacramento and the Citrus Heights area, the following considerations appear pertinent:
 - a. Light rail works best with a concentrated employment center containing at least 10 million square feet of non-residential floor space with a CBD of about one square mile. Downtown Sacramento presently has on the order of 8 million square feet of non-residential floor space. If the state government continues to grow, and if the state, county, and city properly plan locations of new business and commercial space downtown, the 10 million square foot figure could be achieved within a relatively few years. This concentration of employment in a central area appears to be far more important for transit than high residential densities in outlying areas. Local planning implications would include prevention of development of large business complexes such as the Howe Avenue row in other areas such as Natomas.
 - b. Light rail works best in heavily travelled corridors. Citrus Heights and much of the rest of the northeast area is basically served by two corridors: the I-80 - 880 corridor and the Folsom-50 corridor.

The Folsom-50 corridor has an existing, low use rail line with a spur which goes to the south bank of the American River just east of Sunrise Boulevard. Any light rail development proposal should involve extensive study of this existing right-of-way.

The I-80 - 880 corridor serves Citrus heights via the Madison-Greenback Corridor. If a decision were made to develop light

rail to Sacramento, probably via the I-80 bypass, it is probable that the line would be extended to at least the vicinity of Sunrise Mall. Since a new, exclusive right-of-way would be prohibitively expensive, one assumes that either Greenback Lane or Madison would be chosen to share space for a light rail facility. Given the relative physical constraints of these two streets and their locations relative to population densities north and south, it appears likely that Madison Avenue would be the choice.

- c. Light rail needs a minimum of at least 2000 passenger trips per hour. For an operating day of 13 hours (6 AM to 7 PM) 25,000 to 30,000 passengers would be required. The EIR for the 1977 Regional Transit Plan projects 130,000 to 150,000 person trips per day for 1995 in the Madison-Greenback corridor. This would require at least 16% to 25% of the trips to be made by light rail. At the present time, such transit ridership is extremely uncommon in this country. However, times do change, driving will definitely become more expensive, and congestion and air pollution will get worse. The day may well be approaching when light rail is the choice for transit.
4. The plan does not assume to preclude future potential transit alternatives. The use of designated "multimodal corridors" on the Citrus Heights Community Plan is an attempt to leave transit options as flexible as possible for this community in the future.

Bikeways

The Sacramento County Bikeway Master Plan as shown for Citrus Heights is on Figure 10. While relatively few commute or shopping trips are expected to be generated, the network does provide potential for recreational trips. Several routes to the south link up with the American River Parkway and the Jedediah Smith Memorial Bicycle Trail. The off-street route shown along Arcade Creek and the SMUD easement would (if built) provide a recreational trail as well as an off-street route to American River College and beyond.

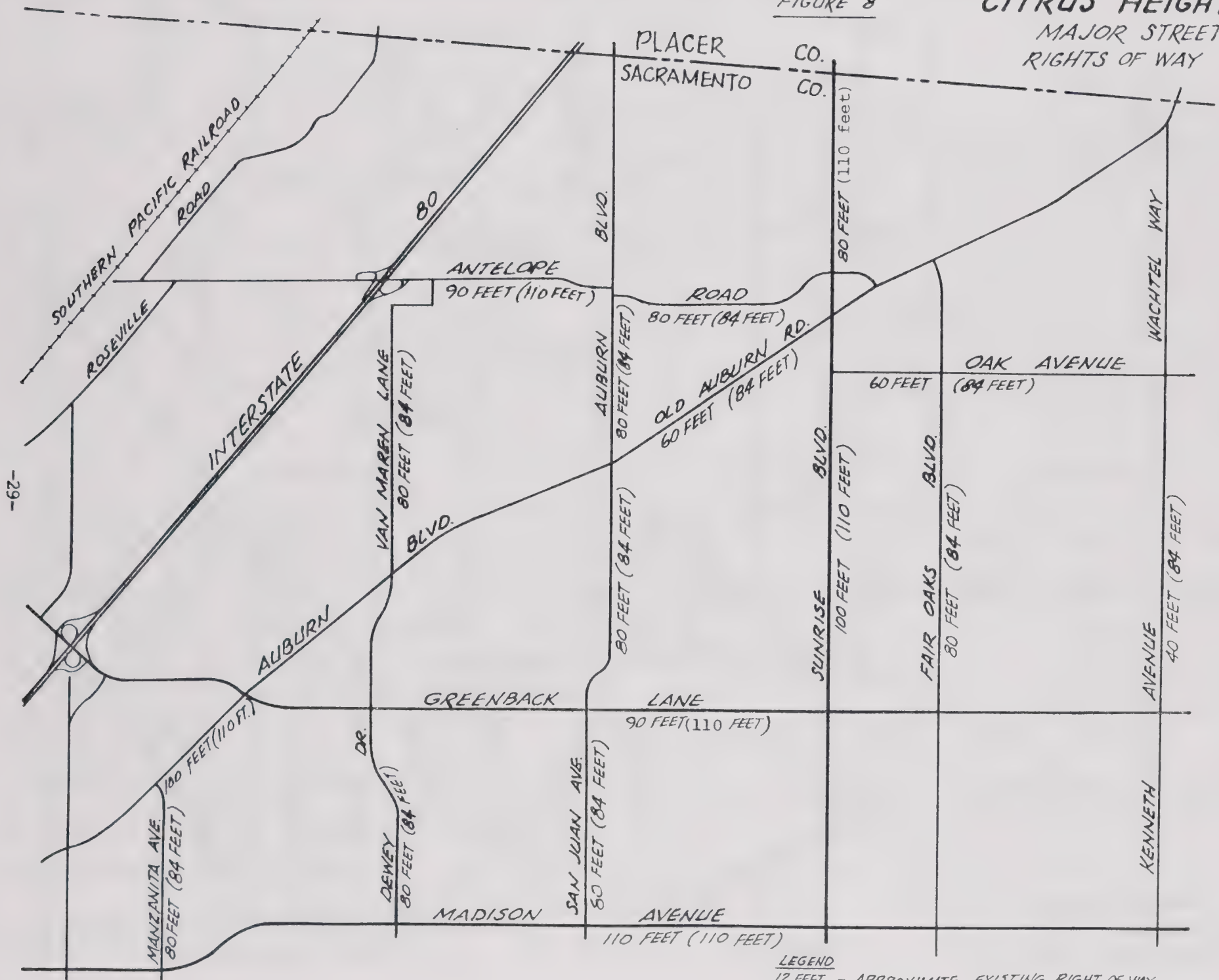
Riding and Hiking Trails

The Land Use Map shows a number of pedestrian trails, mostly in creek areas providing linkages to parks. The increasing urbanization of the community makes horse trails more difficult to plan. A single equestrian trail is shown extending north in the SMUD easement from Oak Avenue. The trail serves the large-lot area in the northeast part of Citrus Heights and connects to the more extensive equestrian trail network in northern Orangevale, where densities are much lower.

FIGURE 8

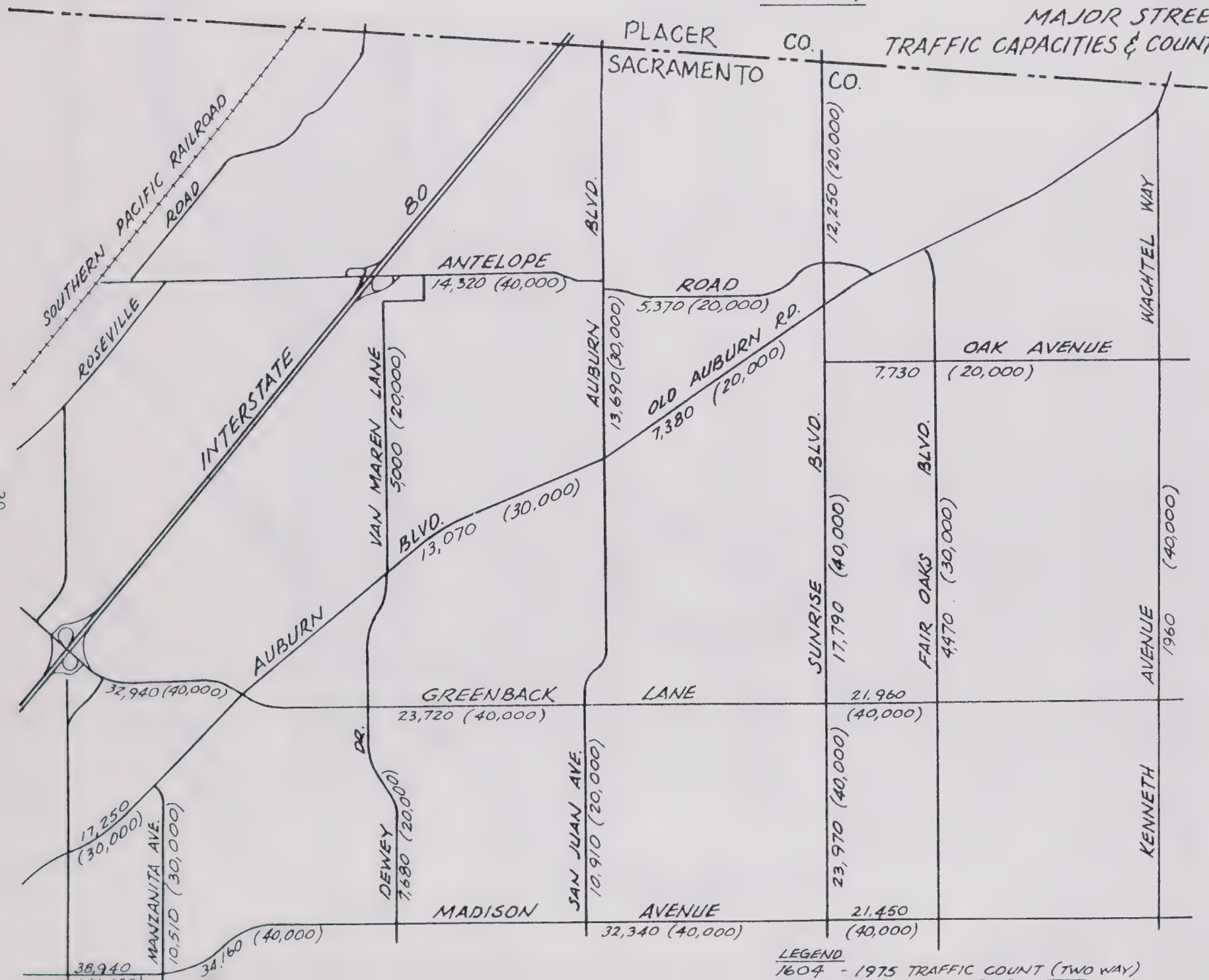
CITRUS HEIGHTS

MAJOR STREETS
RIGHTS OF WAY



LEGEND
 12 FEET - APPROXIMATE EXISTING RIGHT OF WAY
 (300 FEET) - NOMINAL PLANNED RIGHT OF WAY

CITRUS HEIGHTS MAJOR STREETS TRIP CAPACITIES & COUNTS



LEGEND
1604 - 1975 TRAFFIC COUNT (TWO WAY)

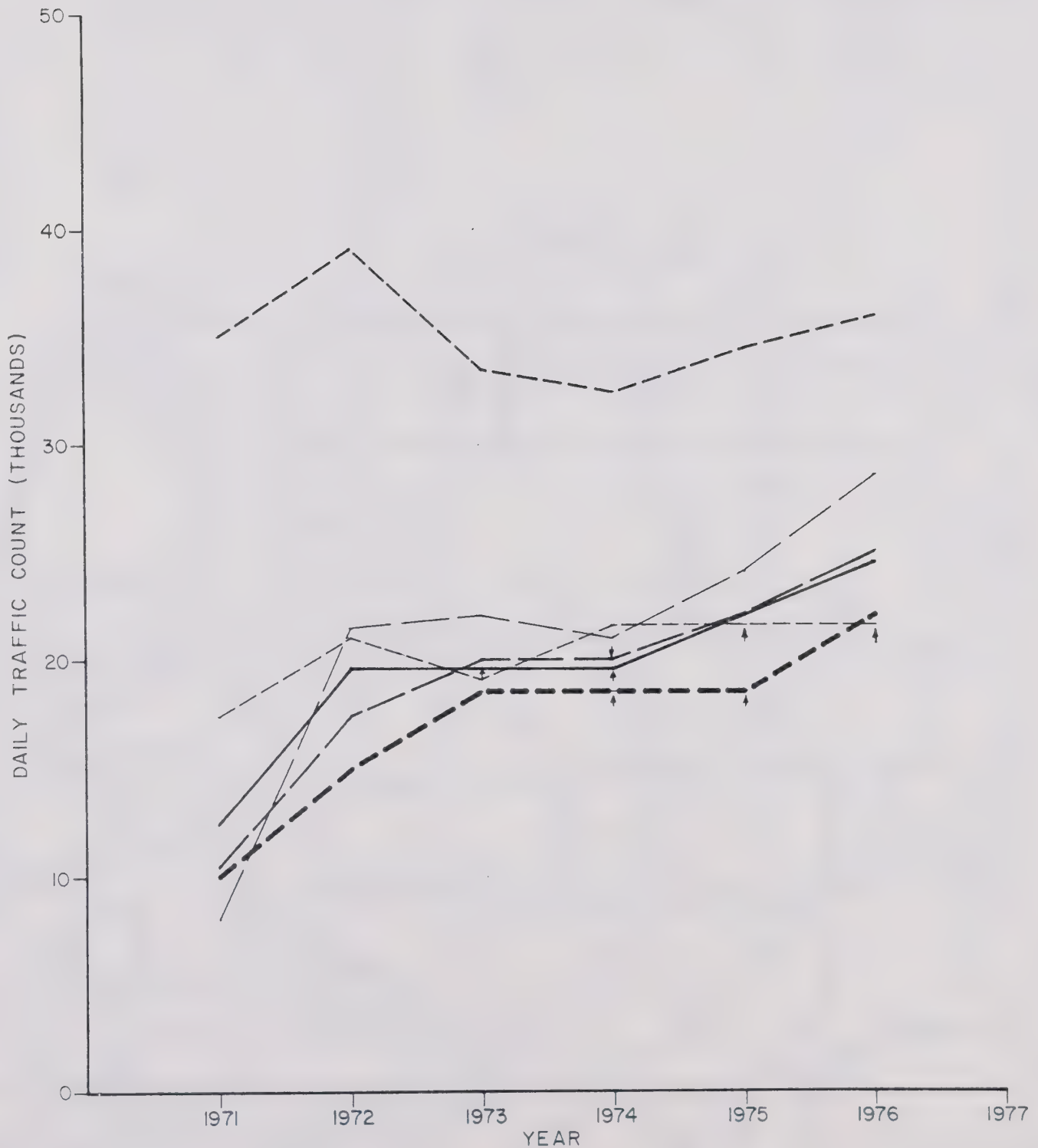
FIGURE 10
BIKEWAYS



LEGEND

- ON STREET BIKEWAY
- OFF STREET BIKEWAY
- STREET
- + + + + + RAIL ROAD
- FREEWAY
- ~~~~~ RIVERS & LAKES

FIGURE 11
CITRUS HEIGHTS TRAFFIC TRENDS



- MADISON AVE.-East of Manzanita Ave.
- MADISON AVE.-East of Sunrise Blvd.
- GREENBACK LANE-East of I-80.
- GREENBACK LANE-East of Sunrise Blvd.
- SUNRISE BLVD.-North of Madison Ave.
- SUNRISE BLVD.-North of Greenback Lane.
- NOT RECOUNTED

PUBLIC SERVICES AND FACILITIES ELEMENT

Community Health

Mercy San Juan Hospital, located on the north side of Coyle Avenue, west of Dewey Drive, is the only general hospital within the Plan boundaries. Roseville Community Hospital and American River Hospital are nearby. There is a large medical office building southeast of the hospital and many medical-dental offices throughout Citrus Heights and adjacent communities.

Convalescent care facilities are few in number in Citrus Heights, but there are several of these intermediate care firms in Carmichael. A residential care facility has recently been opened which provides apartment and bedroom units for those people recovering from a major illness who may need some limited care, prior to returning to their homes, but who are otherwise able to care for themselves.

Data from the 1975 special census indicate that 20% of Citrus Heights residents obtain medical care at Kaiser Hospital in the Arden-Arcade area. About 58% of the residents have private physicians.

It is difficult to assess the health service needs of a community because people generally seek medical help based on personal references rather than on office location. While people might choose retail facilities because of location, doctors or dentists tend to be chosen because they offer needed specialized treatment or are recommended by friends. It suffices to say that hospital facilities are located in or near Citrus Heights to provide emergency medical care when needed, and adequate medical - dental professionals maintain offices throughout northeast Sacramento County to meet the needs of the residents.

There has been a suggestion presented at different levels that county officials consider the possibility of a community center which could provide a varied program of services. One of the specific suggestions has been an office which would provide information on nutrition, routine vaccinations and inoculations for children, and for the community as a whole at times when possible epidemics were expected, and other general information related to overall preventive medicine. This type office could provide a genuine service to Citrus Heights if it were centrally located, easily accessible via transportation modes in addition to the automobile, and publicized throughout the area to make all residents aware of the variety of services available.

FIRE DISTRICTS

Introduction

The Plan area is served by two fire districts. The Citrus Heights District covers the vast majority of the area, with the Fair Oaks Fire District serving that portion east of Mariposa Avenue, south of a line midway between Greenback Lane and Madison Avenue.

The Citrus Heights Fire District extends east, west, and southwest of the Citrus Heights boundaries. It also has a mutual aid agreement to provide service to South Placer County and maintains five stations north of the county line. It serves an estimated population exceeding 90,000 people and maintains an ISO rating of five. This is accomplished with a staff of 62 paid employees and 80 volunteers. Eight stations are now in operation (three of them within the Plan boundaries) and additional facilities are planned as required in the future.

Representatives of the District indicate that dispatching facilities have a capacity four times that now utilized. A substantial increase in the number of residential units will not place undue burdens on service. Since commercial development actually places the heaviest demands on a fire district, regulations have been adopted requiring systems in commercial and office buildings which will assist in early detection and fighting of fires.

The Fair Oaks District, which covers the small area in the southeastern part of Citrus Heights and all of Fair Oaks, has two fire stations manned by approximately 34 full-time and 10 on-call individuals. The District has an ISO rating of six.

Future Needs

District officials in Citrus Heights are considering three additional station locations. Property has been acquired at the southwest corner of Kenneth Avenue and Greenback Lane for a station to be constructed in 1978. The station will house three or four fire trucks and replace an existing station in Orangevale. One of the stations at the southwesterly end of the District will also be replaced with newer facilities close to the existing station. In addition, the District is planning a new facility at Oak Avenue and to provide service to the fast-growing northeast portion of the county.

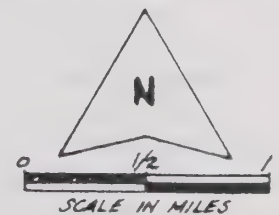
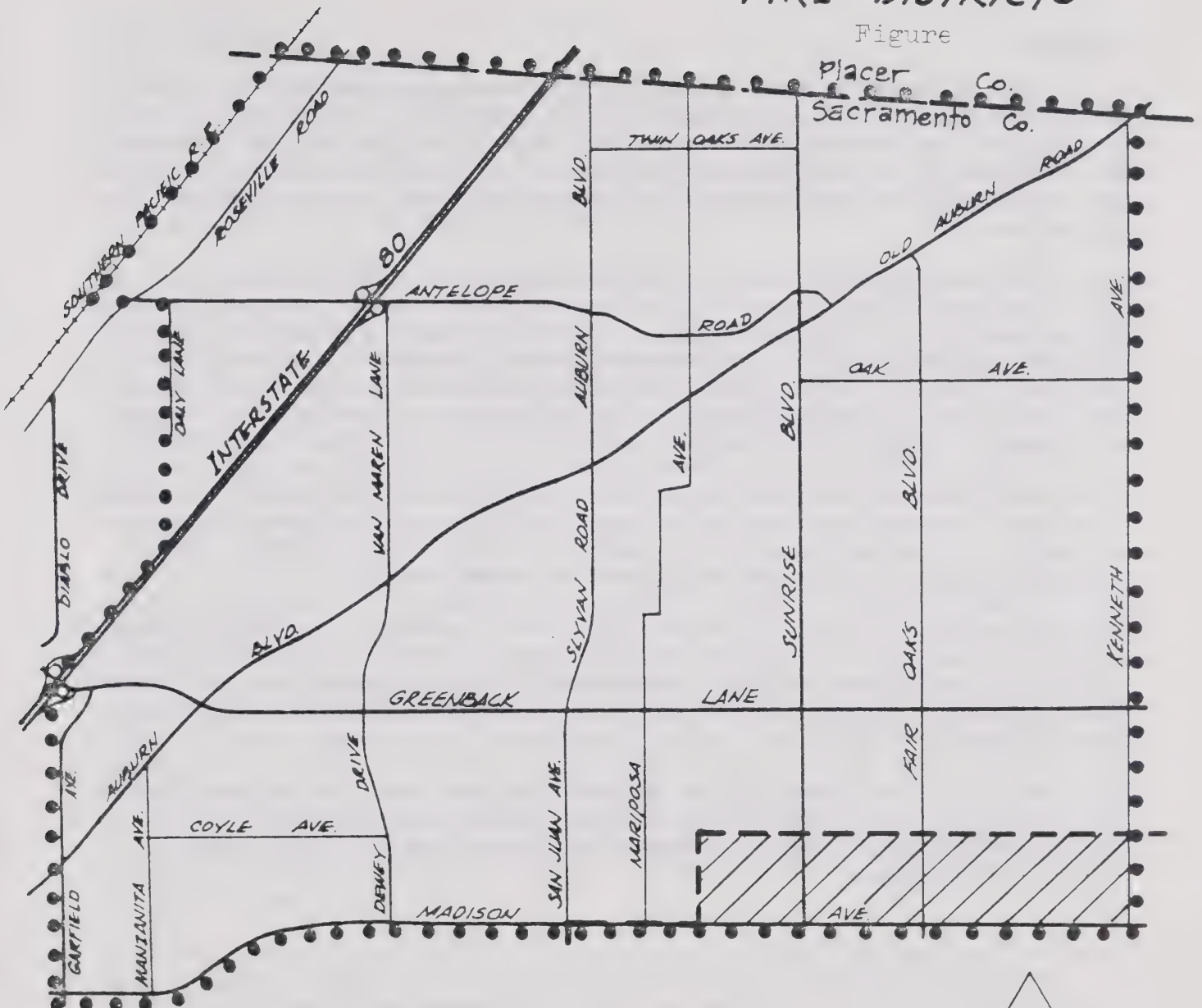
The Fair Oaks District is planning a new station on Main Avenue north of Sunset which will generate need for additional personnel. This station, however, will probably not serve Citrus Heights except in extreme situations.

FIGURE 12

CITRUS HEIGHTS FIRE DISTRICTS

Figure

Placer Co.
Sacramento Co.



- STUDY AREA BOUNDARY
- FIRE DISTRICT BOUNDARY
- [] CITRUS HEIGHTS FIRE DISTRICT
- [/ / / /] FAIR OAKS FIRE DISTRICT

LIBRARIES

The County Master Plan for Library Physical Development states that resources available through a library system are most effectively made available to potential patrons through a system of Regional Library Centers and Community Branch Libraries. Local Branches, a smaller version of the Community Branch, and bookmobiles utilized in sparsely populated or rural areas supplement the larger centers.

The Sylvan Oaks Community Library serves residents in the Plan area. It is located along a major arterial and is easily accessible from most areas of the community. Its 12,000 sq. ft. size is large enough to meet the ordinary needs of a community of 50,000 persons. Materials on hand include books, magazines, pamphlets and records. Reference and study materials are adequate for elementary and beginning high school students. A multi-purpose room is available for community use as well as library-sponsored events and exhibits.

The Library Master Plan does not propose any additional facilities within the Plan area. The existing Fair Oaks Community Library, at the southwest corner of Madison Avenue and Fair Oaks Boulevard, is readily accessible to those residents living in the eastern portion of Citrus Heights.

A larger volume and variety of materials, and more specialized references and staff are available at the Carmichael Regional Library. This facility is designed to serve a much larger population as well as provide a more sophisticated reference collection. It serves as a referral center for the Sylvan Oaks Branch.

With the facilities located in or adjacent to the community, and the close proximity of the Regional Library in Carmichael, it is expected that the needs of the Citrus Heights residents for library services can be met by existing facilities.

PARK DISTRICTS

The entire Citrus Heights community is served by the Sunrise Recreation and Park District with the exception of a small area at the southeastern corner of the Plan area which is in the Fair Oaks Recreation and Park District. The Fair Oaks District does not plan to construct any parks in this small area since adequate park facilities can be provided for that community south of Madison Avenue.

The Sunrise Recreation and Park District is the result of a merger of all or portions of four smaller districts. It covers about 38 square miles, extending from the City of Folsom on the east to the Southern Pacific Railroad on the west, and north from Madison Avenue to the county line. A variety of park facilities are provided for residents of the community, ranging from the tot lot and turfed area at Brooktree Park, and the regulation softball diamonds used by the Little League at McDonald Field, to the complete program offered at Rusch Park - swimming pool, tennis courts, community center and arts and crafts building, lighted ball diamonds, horseshoe courts, and picnic areas.

This District has prepared and adopted a 10-year Acquisition and Development Program which proposes a system of 24 neighborhood parks and five community parks. Of these, 11 neighborhood and 3 community parks are located within the Citrus Heights boundaries. The Plan also recommends that four additional neighborhood parks be developed in the western portion of Citrus Heights and that additional land be acquired adjacent to five existing parks to permit expansion of those facilities. The standards used by the District are shown in Appendix 3. Considering the intensity and rapid rate of development in Citrus Heights, and the lack of available vacant parcels of a size suitable for a park, it is expected that subsequent development will contribute to the park system primarily through fees donated to the park district per existing county ordinances. These fees would be used to develop existing sites.

Also included in the District's program is a system of parkways and trails, mostly along the many streams and drainage channels and the utilities easements crossing the community. The Plan states: "A high priority for acquisition and improvements is assigned to portions of the parkway system which now have the physical ability to form a continuous multi-use hiking, bicycling, and equestrian trail system." Since continuous trail systems are primarily regional in nature, the District would cooperate with the County Parks and Recreation Department to assist in the development of these trails. One important role of the District would be to "Establish the importance of the parkway trail system as a recreational and open space asset and a hiking, riding and cycling transportation link between parks, schools, and other areas of scenic significance."

Many undeveloped parcels exist adjacent to these parkway and trail systems and it is important that dedication of the property be made to insure that these trails will become a reality in the future.

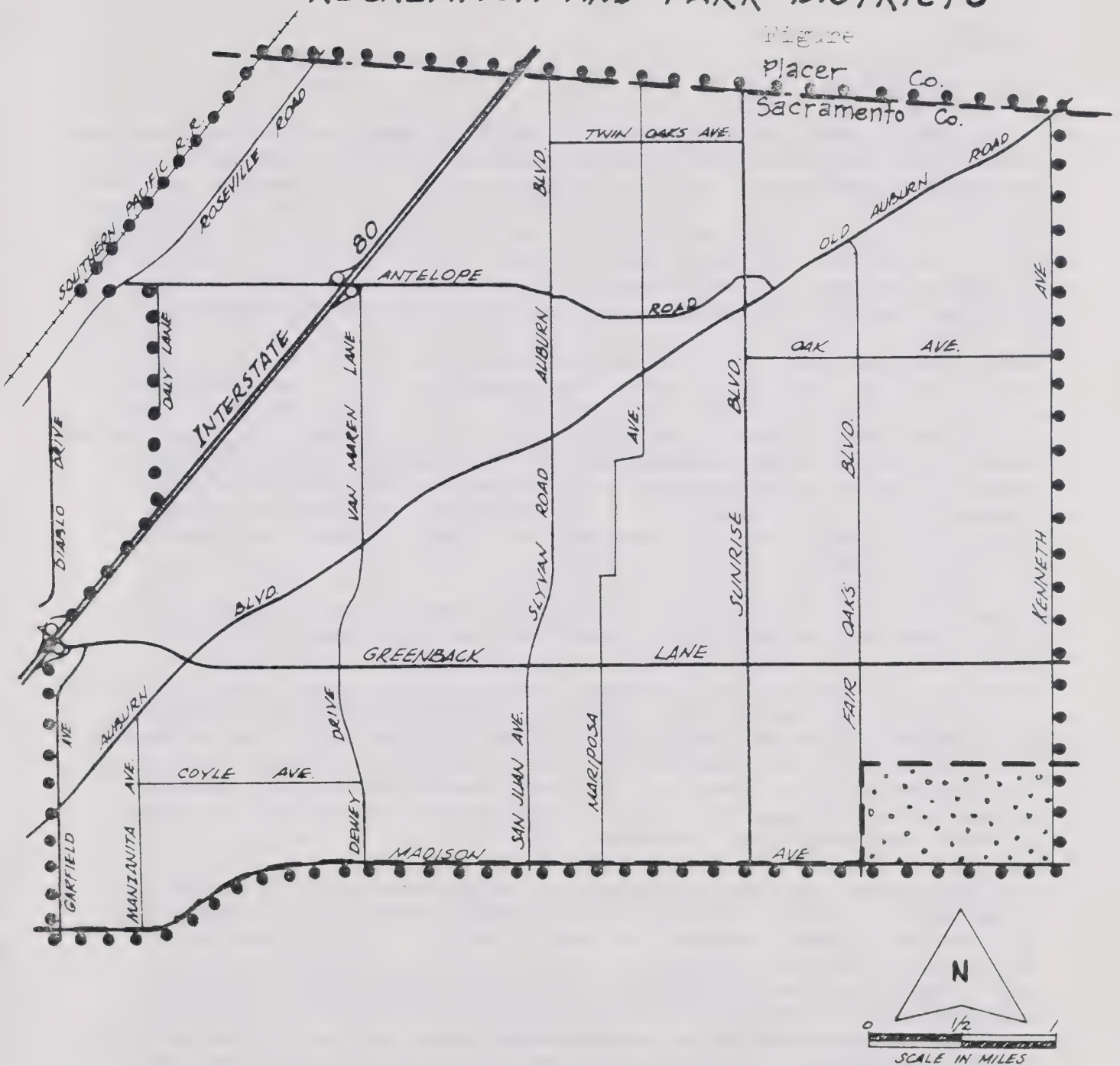
In a time of continuing pressure for development, it is vital to allow for the retention of those natural features which make a community attractive to those passing through and "home" to those who reside there. While an expanse of lawn and adequate baseball diamonds can be constructed almost anywhere within a few months, it is not as easy to establish a stand of mature trees which provide shade for picnics and beauty to an area. Therefore, it is recommended that efforts be expended by the county when considering development plans in those areas adjacent to designated trail systems and where particularly large or healthy stands of trees occur, along streams or isolated from them, to require dedication of trail property and retention of the large trees.

Also, it is important that these areas be preserved in their natural state. A park does not always need swimming pools and tennis courts to be an enjoyable recreational area. As much enjoyment can be derived from a quiet natural area along a shaded stream by those seeking the solitude of this environment, as those seeking relaxation through more active physical play.

Based on the standards for park acreage needed per thousand population, adopted in the Local Recreation and Spaces Element of the General Plan, acreage now owned by the Park District is less than that required for the ultimate Plan population. However, acquisition of four park sites identified on the Park District Master Plan and shown on the Community Plan, and allowing for the trail systems proposed throughout Citrus Heights, park facilities should be adequate. Since distribution of park sites is less than desirable, development of the trail system is important to provide a walking or cycling link between the existing parks.

FIGURE 13

CITRUS HEIGHTS RECREATION AND PARK DISTRICTS



- STUDY AREA BOUNDARY
- RECREATION AND PARK DISTRICT BOUNDARY
- [] SUNRISE RECREATION AND PARK DISTRICT
- [.] FAIR OAKS RECREATION AND PARK DISTRICT

SCHOOLS

Introduction

Of all the agencies providing services to Citrus Heights, the school districts have the most severe problems. Due to the rapid rate of construction and occupancy of residential units in the eastern part of the County, school districts are faced with a situation involving many new students, inadequate classroom space in the growing parts of the District, and a lack of funds to remedy the problem. Although school capacity may exist within a district's boundaries to house all existing and many anticipated students, these surplus facilities are not available in the areas where the surplus students live.

Several possible solutions have been discussed including temporary classrooms, bussing, double sessions, extended day, year-round school, and boundary changes for attendance areas and districts. Any of the alternatives could provide at least a temporary solution to a specific situation at a particular school, but many of the alternatives are not acceptable to school boards because of the effects on educational programs or political constraints. The basic problem is financial and until money is available to purchase sites, build facilities, move temporary buildings, arrange bus schedules, etc., the problem will continue to grow.

At the request of many citizens, the Board of Supervisors appointed a Select Committee on Schools/Land Use Planning in the spring of 1976. This Committee was charged with the responsibility of conducting a study to determine the County's legal options, investigate how other jurisdictions are responding to similar problems, and make recommendations. As a result of this Committee's report, the Board of Supervisors, on July 7, 1976, adopted Ordinance No. 1179, which expires in three years. In adopting this ordinance, the Board's specific intent was to have "assurance from school districts serving the area of new construction that adequate schools will be available to serve the residents of the area."

The ordinance allows school districts to declare that specific schools are impacted, i.e. a school whose total enrollment, including enrollment from proposed development, exceeds its rated capacity. Building permits will not be issued for any new residential, commercial or industrial buildings within the attendance boundaries of an impacted school unless mitigation measures can be implemented by the developer to avoid further impaction of the school. These mitigation measures must be agreed to by the school district and proof of that agreement furnished to the County. Additionally, community plan amendments filed for property in the attendance boundaries of an impacted school which could aggravate the existing situation shall be processed only at the time General Plan amendments are heard (three times a year on a schedule established by the Board of Supervisors).

The application of this ordinance will not provide complete relief for the crowded conditions in school buildings. It can force appropriate agencies to meet the problem head-on and examine methods to avoid further worsening of the overcrowding. Lack of voter support for bond issues and rapidly increasing construction and operating costs to the school district make the conditions of neighborhood schools questionable for the near future.

Existing Facilities

The San Juan Unified School District provides school facilities for approximately 95% of the Citrus Heights study area. The Rio Linda Union School District and the Grant Joint Union High School District serve the area south of Antelope Road, east of Daly Avenue-Manzanita Avenue, north of Palm Avenue, and west of Spruce-Diablo Avenues.

San Juan Unified School District facilities: The San Juan District has fifteen K-6 schools, four intermediate schools, and four high schools where Citrus Heights children attend school. Of these, eleven K-6, one intermediate and three high schools are within the boundaries of the plan area. Nine K-6, two intermediate, and two high schools are approaching, at, or exceeding the rated capacity as of September 1976. Existing land development proposals within the attendance boundaries of these schools have triggered a review of alternative methods for handling additional students who may be coming into the district over the next few years.

Rio Linda Unified School District facilities: Children living in the westernmost portion of the plan area attend schools in the Rio Linda District. These students were distributed among four K-6 schools; however, the Woodridge School was destroyed by fire on October 10, 1976, and it is not known what permanent changes in attendance boundaries will have to be made to compensate for the loss of this structure. The remaining three schools do not now have the capacity to absorb all the students attending Woodridge School without addition of several portable structures or realignment of boundaries involving other K-6 schools in the District.

Grant Joint Union High School District facilities: Citrus Heights students attend one intermediate and one high school in this district. Both facilities have capacity for additional students, but anticipated development in the portion of the District north of I-80 could place a burden on these schools by September 1977, if the present rate of construction continues.

Project Enrollment and Future Needs

Based on demographic data indicating a trend to smaller family size and the assumption that student enrollment declines in relationship to the total population as the community develops, the following needs have been identified.

- A. Construction of two elementary schools, generally in the area suggested on the Land Use Map should provide adequate facilities within the San Juan District for anticipated enrollment in the K-6 bracket. Two sites, C-Bar-C and Kenneth Meadows, are presently in District ownership. Considering the amount of potentially developable land existing at the present time and the number of children that could be anticipated from these now vacant parcels if they were developed at the density suggested on the Land Use Plan, it is recommended that another site be reserved west of Sylvan Road, between Auburn Boulevard and Greenback Lane.
- B. Intermediate schools are the most heavily impacted now and will be receiving the largest number of students. One additional intermediate school should be adequate to take care of the seventh and eighth grade students in the community. A recommended site, shown on the Land Use Map, has been approved by the school board and the Policy Planning Commission. It is located in a fast growing area where the pressures for school facilities will be the greatest over the next several years.
- C. Although attendance at two of the five high schools in Citrus Heights exceeds capacity now, it is anticipated that facilities for ninth through twelfth grade students can be provided by redrawing attendance boundaries to better use existing buildings and construction of the planned second increment at Mesa Verde High School.

Half of the 18 elementary schools serving this area are approaching or exceed rated capacity. At the rate single family development is occurring in Citrus Heights, there is an obvious need for immediate construction of two elementary schools to relieve the existing stress and provide schools for those new families as they move into the area. Construction on the other recommended sites should be phased to coincide with demand generated by development in the community. There is also a pressing need for an intermediate school and for the additional buildings at Mesa Verde.

SEWER DISTRICTS

Two sanitation districts provide wastewater treatment facilities for Citrus Heights. County Sanitation District #6 boundaries include a small area between Diablo and Daly, south of Antelope Road, north of I-80, as well as a major portion of North Highlands. The District operates one treatment plant to serve over 7,000 hookups.

The balance of the Plan area is served by the Northeast County Sanitation District, the largest sewerage agency in the County. Two treatment plants are in operation, serving well over 30,000 connections. Because sewer lines are installed by a developer at the time a project is built, adequate transmission facilities will always be available. However, treatment of the wastewater at a central plant is a different problem. Developers do not build expanded treatment facilities at the time they construct transmission lines. The main treatment plant for this District was expanded in 1975 and was near capacity one year later. Plant modifications are underway to handle the expected increase through 1980. Reduced water consumption due to drought conditions has helped ease the load.

During August 1976, questions were raised by the State Regional Water Quality Control Board as to the ability of the existing treatment facilities to handle increased demand caused by the rapid rate of development. Although the State Board recommended that the County not approve requests for subdivision maps until additional treatment facilities were available, the Board of Supervisors determined that the existing treatment plants could meet the anticipated demand. The Board, acting as the Board of Directors of the Northeast County Sanitation District, adopted a resolution directing the several water purveyors within the District's boundaries to institute water conservation measures which could reduce the amount of wastewater processed through the treatment plants.

The Sacramento Regional County Sanitation District was created in 1973 to eventually replace all sewer districts serving the urbanized portion of Sacramento County. At that time, both the City and County had been criticized by the Central Valley Regional Water Quality Control Board for practices resulting in wastewater discharges into the American and Sacramento Rivers. Total conversion to the new regional facilities will take many years. The contracts for the initial phases of construction were let in the fall of 1976, and the first stages will not be operational until sometime after 1980. Until this new facility can replace the existing plants, careful and frequent monitoring must be done to insure that the treated water being discharged into the American River meets State requirements, and that capacity of the plants is adequate to serve the needs generated by each new development within the District's boundaries.

WATER DISTRICTS

Introduction

Water is provided to Citrus Heights by seven different agencies (Fig. 14, page 46). A brief description of each follows:

Citrus Heights Irrigation District - This District provides water to over half the Plan area. The water is purchased from the San Juan Suburban Water District, supplementing that supply with water from seven wells during peak demand times in the summer. It was created in 1920, primarily to provide irrigation water to this rural community, but has adapted to the urban demands of the growing area. When original plans for transmission facilities were designed, it was assumed that Citrus Heights would develop as a rural or semi-rural community, with half-acre lots. Had this assumption proved true, the existing lines would be adequate to serve the community at ultimate development. Since this is not the case, plans are now being made for a new transmission main and storage facility which would serve both Citrus Heights and Fair Oaks. It is estimated the facilities will meet demands until 1995.

Citizens Utilities Company - Approximately 25% of the Plan area receives water from this Company. Citizens Utilities is the largest private water purveyor in the County, operating 70 wells. Representatives of this firm indicate that adequate water supplies exist to serve the anticipated growth in the community.

Northridge Park County Water District - This District serves the southwest corner of Citrus Heights. Water is obtained exclusively from wells, and District officials do not anticipate any problems meeting the demand within their boundaries.

Arvin Water Company - This Company obtains water from their own wells. Customers are charged a flat rate based on the area of the parcel. The other water providers in the area use a flat rate and/or a metered system to determine user costs.

Orangevale Mutual Water District - Only a few acres along the west side of Kenneth Avenue are within the boundaries of this District. All of the water provided for the jurisdiction is purchased from San Juan Suburban Water Company. The District was formed in 1896 to provide irrigation water for the agricultural operations in the area.

Fair Oaks Irrigation District - A small portion of Citrus Heights, at the northwest corner of Madison Avenue and Kenneth Avenue falls within the jurisdiction of the Fair Oaks Irrigation District. Seven wells supplement the water purchased from San Juan Suburban. This is another of the water districts which was created out of a need for irrigation water, in 1917, and has continued to supply service to a more urbanized community.

El Ranchito Mutual Water Company - This small private water company maintains a pumping station on the west side of Hackberry Avenue, approximately 200 feet south of Palm Avenue. The Company is limited to providing water to 32 existing single family homes and does not have the capacity to extend service any further. Because of its limited service area, this water provider has not been shown on the water district map on page 46.

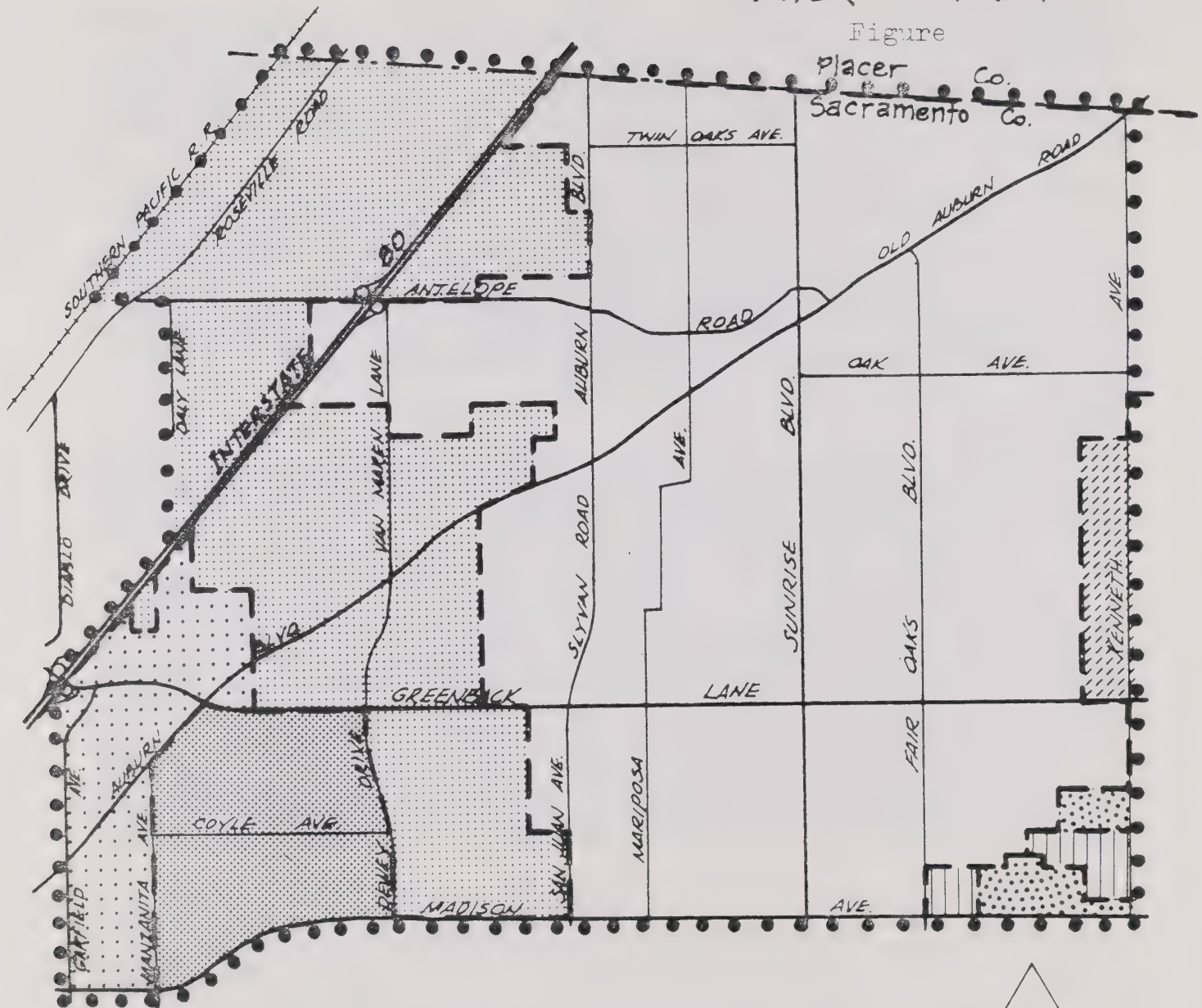
The San Juan Suburban Water District does not provide water to any customers on a retail basis in Citrus Heights. However, it is the wholesale supplier for three of the agencies which do serve that area. This is the only district with water rights to Folsom Lake. It has free water rights to 33,000 acre feet and an additional 11,200 acre feet by contract. The district is in the process of updating its facilities by construction of a pre-treatment basin and its related components and lining of the storage reservoir.

Future Needs

With the exception of the Citrus Heights Irrigation District, all other water companies or districts which serve the area expect to be able to adequately meet any demands within their areas of jurisdiction. The only area where the Citrus Heights District has difficulty providing an acceptable level of service is that area south of Antelope Road, west of Interstate-80. This is at the most westerly end of the District and the farthest from the actual supply of water. It is also an area where several large subdivisions have recently been approved. Construction of these subdivisions in the near future would cause the District to construct costly new lines, exceeding the amount that the District is prepared to spend. Therefore, procedures are underway to deannex this area from the Citrus Heights Irrigation District and annex it to the Citizens Utilities Company. Since Citizens Utilities service district includes all the area west of I-80 to the Plan boundary, it would be a logical extension of that district, and the Company could provide an adequate water supply to these new subdivisions.

FIGURE 14

CITRUS HEIGHTS WATER DISTRICTS



..... STUDY AREA BOUNDARY

—— WATER DISTRICT BOUNDARY

[Dotted Pattern] CITRUS HEIGHTS IRRIGATION DISTRICT

[Cross-hatched Pattern] ARVIN WATER COMPANY

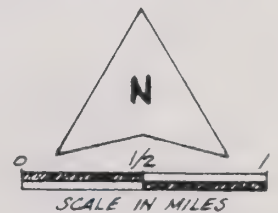
[Horizontal Lines Pattern] CITIZENS UTILITY COMPANY OF CALIFORNIA

[Diagonal Lines Pattern] FAIR OAKS IRRIGATION DISTRICT

[Vertical Lines Pattern] NORTHRIDGE PARK COUNTY WATER DISTRICT

[Diagonal Lines Pattern] ORANGEVALE MUTUAL WATER COMPANY

[Vertical Lines Pattern] NOT ASSIGNED



IMPLEMENTATION

Introduction

Citrus Heights is the first community in which the Community Plan is being adopted under a new land use zoning procedure. In the past, the Planning Commission and the Board of Supervisors held hearings and adopted a text and a land use map for each community plan. Rezoning were then initiated and a complete second set of hearings held to make zoning consistent with the adopted land use. The system was cumbersome, confusing, and time consuming.

Sacramento County recently changed the zoning and land use approach. Rather than land uses which are adopted and subsequently implemented by separate zones, adoption of the land use map is also adoption of the zoning. New "land use zones" combine the concepts and simplify the procedure. No longer are there questions about whether land use or zoning takes precedence or which zones are consistent with which land uses. The adopted land use zone is the zone.

Use Regulations

Most uses of land which will take place in Citrus Heights are covered by the tables and policies included in this report or in the County Zoning Code. Some areas and conditions in the Community require separate treatment. Special Planning Areas, Commercial Expansion Boundaries, Designated Buffer Lines, and Creeks, Floodways, and Floodplains are all explained in this section.

Use of Matrices and Tables

Uses permitted in each land use zone are shown in the matrices and tables in the Zoning Code. Some uses are permitted outright, some with a use permit, and some subject to specific development standards. Developments permitted outright may proceed as soon as standard specific approvals are obtained (subdivision maps, building permits, etc.) Uses permitted with a use permit require granting of the use permit from either the Zoning Administrator or the Planning Commission prior to issuance of building permits, etc. All uses are subject to lot size, setback, and other standard requirements set forth in the Zoning Code. If a parcel is unusual in some way which would tend to deprive the owner of development rights enjoyed by other parcels nearby, a variance may be applied for.

If the use is not permitted under any circumstances in a particular land use zone, the owner may wish to apply for an amendment to the land use zoning map. It is expected that this procedure will be less necessary and less common than in the past.

Creeks, Floodways, and Floodplains

Floodplain areas for creeks in Citrus Heights are identified on the land use map. The lines shown on the map represent floodplain boundaries supplied by the U.S. Army Corps of Engineers pursuant to the Federal Flood Control Act of 1973. Boundaries are based on a 100-year flood condition.

Definitions:

100 Year Flood

A flood having a one percent statistical chance of being equaled or exceeded in any given year. (Commonly described as a flood event that could occur once in 100 years, although such a flood could occur more than once in 100 years). The 100-year flood data is based upon the Federal Flood Insurance Study of 1976 for Sacramento County prepared by the Army Corps of Engineers.

100 Year Floodplain

The area adjoining a river, stream or watercourse which is subject to inundation by the 100 year flood.

100 Year Floodway

The channel of the stream or body of water, and those portions of the floodplain which are reasonably required to carry and discharge the 100-year flood water or flood flow.

Persons wishing to develop within the 100-year floodplain boundaries shall provide the County of Sacramento with topographic maps when they propose development. In general, development within a floodplain is restricted. There is a variety of legal and environmental reasons for this:

Infringement by urban development upon the designated floodway diminishes the carrying capacity of the waterway, thereby increasing the flood hazard to adjacent, upstream, and downstream lands, and often resulting in otherwise unnecessary drainage projects.

The Cobey-Alquist Flood Plain Management Act prohibits the construction of structures in the designated floodway which may endanger life or significantly restrict the carrying of the designated floodway

Development, particularly if channel modification takes place, usually reduces or eliminates the potential for parkway or recreation uses along the creek.

Even development outside the floodplain can cause problems:

Generally speaking, any urban development with drainage systems within the drainage basin contributes to increases in high water levels, greater flows in natural streams, and a higher risk of erosion and flooding.

Water quality deteriorates if there is runoff from large areas of impermeable concrete and asphalt surfaces of large developments in a water basin.

Areas of creeks closely bounded by urban development are generally more difficult to patrol for fire and police protection.

For the reasons given above, and in order to minimize flood problems and to maximize public benefit with regard to streams and creeks in Citrus Heights, development near streams and creeks is subject to the following requirements:

All development shall conform to the requirements of the Sacramento County Natural Streams Plan when adopted.

The designated floodway of any creek shall be a NON-ENCROACHMENT area.

At minimum, a drainage easement shall be secured for the floodway in the processing of subdivision maps, parcel maps, planned unit developments, etc. This easement shall be designated as a lot or lots, separate and apart from all other lots to be developed.

Any proposed projects which will occur on a parcel of land whose boundary touches the designated floodway shall be reviewed to ensure that the design of the proposal respects the floodway area and does not avoidably foreclose future recreation and/or open space potential along the stream.

An examination of environmental, economic and social impacts shall be made prior to approval of any proposed project which will occur on a parcel of land whose boundary touches a designated floodway or which will deviate from, or amend the Natural Streams Plan.

Any project proposal which will occur on a parcel of land whose boundary touches the designated floodway and/or floodplain, shall provide the County of Sacramento with topographic maps for the precise determination of the areas of NON-ENCROACHMENT.

The proponents of any projects proposed to occur adjacent to a natural stream shall recognize the general recreational potential of the stream, its natural amenities, and design their plans accordingly to avoid incompatible uses or encroachments.

When developments are proposed, innovative methods of preserving physical and visual stream access will be encouraged and accepted. The methods may consist of the following:

- Retention of the vegetation and visual amenities of the creek.
- Usage of frontage roads, cluster development, and planned development, techniques for land adjoining floodways and natural areas.
- Provisions for physical and visual access to the stream.
- Provisions for drainage maintenance, and police and fire protection.

Open space easements or the acquisition of development rights should be considered by Sacramento County as a means of maintaining valuable woodland and riparian habitat located outside, but adjacent to floodways.

Dedication of open space should be encouraged whenever development is contemplated adjacent to streams.

In the case of an existing situation which causes flooding or is otherwise hazardous:

The design and provision of an adequate floodway should consider alternatives which would avoid undue modification to the stream channel and dependent vegetation and wildlife.

As encouraged by the intent of State and Federal flood protection programs, land use management should be utilized to a greater degree to prevent new development from precipitating channel modifications.

The weighing of the costs and benefits of drainage and flood control alternatives should explicitly consider the total benefits of preserving the natural characteristics of creeks, as well as the maintenance costs.

The proponent, public or private, of a proposed drainage project shall report on these aspects whenever it is to be considered for implementation:

- (1) The estimated design, construction, and maintenance costs of the project compared to the estimated value of the existing dwellings that may be protected from flooding.
- (2) Other methods of resolving the identified flood problem besides piping or channelization.

- (3) Adverse or beneficial effects of the project both up and downstream, and on adjacent properties.
- (4) The growth inducing impacts of the project.
- (5) The extent of piped or channelized channel up and downstream of the proposed project.

DESIGNATED BUFFER REQUIREMENTS

There is a closely dotted line on the land use zone map in a number of places between potentially incompatible uses. The purpose of the line is to emphasize the likelihood of problems in these areas and to call attention to the buffering requirements contained in this section.

The intention is not to set up a long list of restrictions. It is desired to leave maximum flexibility to developers. Each case is different, and few specific rules will fit all circumstances. Accordingly, the requirements in this section are mostly in terms of performance standards and the method of achieving the standards is left to the developer. The point is that some land uses need careful attention to ensure compatibility with other land uses, and the purpose of this section is to make sure that the necessary attention is paid.

The requirements will be implemented by site plan review by the Project Planning Commission. The Commission may, of course, at its discretion, apply other conditions as appropriate in specific situations. The requirements serve as guidelines for the Commission in evaluation of projects in the Citrus Heights Community.

The RD-20 land use zone requires development plan approval by the Project Planning Commission. Review of commercial development plans is not required if the project is consistent with the existing zoning. Enactment of an ordinance by the Board of Supervisors will be required for review of development plans for commercial properties adjacent to residential land use zones.

If adjacent uses are:

Commercial and Residential

Requirements are:

Projects shall be designed to minimize visual intrusion into adjacent developments.

No commercial structure higher than one story should be constructed within 100 feet of rear or side yards of dwellings on individual lots.

Driveways serving commercial development should not open onto residential streets.

No noise should be generated by any equipment which results in a level higher than 60 Ldn measured one foot inside the affected residential property.

If adjacent uses are:

Requirements are:

Residential Density-20
and any other residential
category

Fences, landscaping or other measures shall be used to screen delivery bays, garbage areas, or similar facilities from adjacent properties.

Outdoor lighting shall be oriented and shielded to prevent glare upon adjacent properties.

All structures shall be designed to minimize visual intrusion into adjacent developments.

No multiple family structure higher than one story should be constructed within 100 feet of rear or side yards of dwellings on individual lots.

No noise should be generated by any equipment on the regulated properties which results in a level higher than 60 Ldn, measured one foot inside the affected property.

Fences, landscaping or other measures shall be used to screen service or garbage areas from adjacent properties.

COMMERCIAL EXPANSION BOUNDARY

The Commercial Expansion Boundary indicates that commercial expansion in the vicinity must take place within the area shown by the heavy black line. The black line also is considered a designated buffer and development is required to meet the criteria listed under "Designated Buffer Requirements".

IMPLEMENTATION

Special Planning Areas

Nine areas are designated as "Special Planning Area" on the Citrus Heights Community Plan. This category is used in areas of high environmental concern, where unusual circulation problems exist, or to address problems unique to a particular area.

Special Planning Area #1: This area is bounded by Interstate-80 on the west, a cemetery on the southwest, a golf driving range on the north, and vacant property to the east and south. Greenback Lane and Auburn Boulevard, two major thoroughfares in the community, border portions of the site, but access to the interior is difficult. Arcade and Cripple Creeks traverse the property and many large trees are scattered along the floodplains of these creeks. The site rolls gently, providing visual relief from the typical subdivisions which line the freeway. A proposed park site is shown on this property in the Sunrise Recreation and Park District 10-Year Master Plan. The Special Planning Area designation is used here because of the need to preserve the creeks and floodplains in their natural condition, the difficult access problems, freeway noise, and the desirability of preserving the visual openness along this portion of the freeway.

Special Planning Area #2: This forty-acre site is occupied by the Jesuit Retreat and the Sylvan Library. The many large trees along Arcade Creek have been retained and the balance of the parcel has been landscaped extensively. Access to the site is limited to the driveways to the retreat buildings and the library parking lot. It is assumed that the use of this property will not change, at least not within the Plan period. The Special Planning Area designation is being used to protect those existing uses. Plans will be examined carefully to insure protection of the environmental sensitivity of the site, compatibility of design with the existing surrounding development, and adequacy of circulation patterns.

Special Planning Area #3: This large area is at the southwest corner of Auburn Boulevard and Sylvan Road. Arcade and San Juan Creeks cross the property. Arcade Creek has been left in a natural condition to the west, through the Crosswoods Planned Development, and it is important to continue similar treatment of the creeks through this Special Planning Area. A few homes on large lots are developed along Woodside Lane, the one street entering the property. Commercial development borders the area on the south, with a variety of residential uses to the north, east and west. It has been determined that a school site will be needed within the boundaries of the Special Planning Area.

The existing creeks with broad floodplains and the large number of trees make this a sensitive area. The use of the Special Planning Area will aid in preservation of these amenities and establish design standards which will help buffer the future residents from the commercial development to the south and the traffic noise of Auburn Boulevard and Sylvan Road.

Special Planning Area #5: This Special Planning Area consists of approximately 5.5 acres, located adjacent to the Greenback Lane off-ramp from I-80, between Spruce and Garfield Avenues. Three single family homes

are located on the northern portion of the site, with the balance of the property vacant. The neighborhood is primarily single family in character, with a few duplexes west of Spruce along the freeway. At the time Greenback Lane was constructed across the freeway and Garfield and Verner Avenues were redesigned, less than adequate access was provided to the subject parcels. The amount of automotive traffic on these heavily traveled streets and the freeway create a less than pleasant living environment due to vehicle noise, fumes, and interruptions from people whose cars have become disabled and need assistance. Although there are no typical environmental features of note (streams, groves of trees, etc.) the environment of the area has many negative features which could be mitigated through careful design of a project.

Special Planning Area #6: A 23-acre site at the southwest corner of the intersection of Antelope Road and I-80 has been designated as an SPA primarily to control design of the anticipated commercial project as it relates to the existing single family homes adjacent to the area and to the visual impact of the project on freeway travelers. The site is relatively flat and is served adequately by Antelope Road and Tupelo Drive.

Special Planning Area #7: This site is located on the easternmost edge of the Plan area. It is bounded on the east by Cripple Creek and its meandering floodplain, on the south by a typical single family subdivision, on the west by a subdivision of 1-1/3 acre lots, and on the north by a 1/2 acre minimum lot subdivision. Further to the east, the Orangevale Plan recommends two acre lots for the area between Oak Avenue and the Placer County Line. The SPA designation is used to protect the floodplain area adjacent to Cripple Creek, as well as the groves of trees, and to afford the opportunity for a variety of housing styles on this 40 acre site.

Special Planning Area #8: This Special Planning Area borders Bella Vista High School on the north and east. A 1/2 acre subdivision is located along its northern boundary, Kenneth Avenue is to the east, and Madison Avenue is to the south. The topography of the site rolls gently and the north branch of Arcade Creek crosses the northeast corner of the site. Several large trees border the stream. The heavy traffic along Madison Avenue impacts the site, creating the necessity to design a project to mitigate these impacts. In the northern portion of the site, larger lots adjacent to the developed subdivision and along the creek would help preserve the open feeling of the area.

Special Planning Area #9: This area is located on the south side of Greenback Lane, northwest of Auburn Boulevard. The area involves approximately 21 acres, is characterized by gently rolling topography, is transversed by Arcade Creek producing a broad floodplain, contains two unusual groves of native live oak and other heritage and landmark trees, and is not well served by public streets or utilities. The SPA is recommended for this site because of difficulties which would be encountered in designing a residential project with such limited access and the large amount of acreage subject to flooding. There is also a need to preserve the environmental sensitivity of the areas along the stream and the groves of live oak and other heritage and landmark trees.

Special Planning Area #10: This 5.5-acre site has been designated an SPA because of its proximity to I-80 and existing commercial development. The property is now developed with a drive-in theater. Residential uses are anticipated for the site with a 300-foot wide strip adjacent to I-80 being reserved for commercial uses, including mini-storage or recreational vehicle parking.

POLICY STATEMENTS FOR THE CITRUS HEIGHTS COMMUNITY PLAN

It is the policy of the Board of Supervisors of Sacramento County that:

1. Use permits granted for business and professional uses in residential land use zones should be subject to the following findings and conditions:
 - a. The use will not constitute the beginning of a new strip commercial area or extend an existing commercial strip.
 - b. A need has been demonstrated for such use in the area based on the standards in the County Commercial Areas Land Use Plan.
 - c. Projects not integrated with multiple family projects must be located on corner lots.
 - d. Design shall be compatible with the neighborhood.
 - e. The project shall be designed to minimize visual intrusion into residential areas.
 - f. If the business and professional use is located in an RD-20 or RD-30 land use zone, and if the business and professional use does not occupy the entire RD-20 or RD-30 zoning district, the use must be designed as an integral part of the multiple family development. Floor space shall not exceed 3000 square feet or 5% of the gross floor area of the project, whichever is greater. The multiple family phase of the project must be completed prior to construction of the business and professional facilities.
 - g. Driveways should be located so as to minimize impact on residential uses.
2. Use permits for off-site subdivision signs should be subject to the following conditions:
 - a. The maximum period for the use permit shall be six months, renewable one time.
 - b. Signs shall be for directory purposes only. Signs for advertising purposes shall not be approved.
 - c. Signs shall not exceed 24 square feet in size.
 - d. Signs shall not be located farther than 150 feet from the intersections of public streets.

- e. No more than one subdivision directional sign shall be permitted on a corner. Directional information for more than one subdivision may appear on one sign, in which case the sign shall not exceed 30 square feet in size.
 - g. Natural vegetation shall not be removed for installation or reasons of visibility of the sign.
 - h. A minimum bond of \$500 shall be posted to ensure timely removal of the sign at the expiration of the permit period.
- 3. Land dedication or dedication of easements which are not to be obstructed will be taken along all designated trails.
 - 4. Grading permits are required for all cuts or fills exceeding 2 feet or excavation or fill exceeding 350 cubic feet. Complete restoration of the original land form is required if grading is done without first securing the required permits. Further, grading activity may not take place until the required permits are obtained and/or restoration has taken place.
 - 5. Residences along major streets are to be constructed so that interior noise levels due to vehicular traffic do not exceed 35 Ldn.
 - 6. New private driveways intersecting major streets should be strongly discouraged. Collector street intersections with major streets should be spaced to provide minimum disruption to through traffic.
 - 7. Any subdivision on a major street shall provide a bus bay to the satisfaction of Regional Transit.

CITRUS HEIGHTS
COMMUNITY PLAN

ASSUMPTIONS FOR POPULATION AND DWELLING UNIT
PROJECTIONS

LAND USE	% STREETS	DWELLING UNITS/ACRE	VACANCY	POP/D.U.
RD- 2	10%	2.0	2.5%	3.3
RD- 4	23%	4.0	2.5%	3.3
RD- 5(a)	15%	2.5	2.5%	3.3
(b)	18%	3.0	2.5%	3.3
(c)	20%	3.5	2.5%	3.3
(d)	23%	4.0	2.5%	3.3
(e)	23%	4.5	2.5%	3.3
RD-10	18%	10.0	6.0%	3.0
RD-20	10%	18.0	6.0%	2.1
MHP (a)	20%	6.0 NET	13.0%	1.9
(b)	20%	8.5 NET	13.0%	1.8
SPA	SEE TEXT			

ASSUMPTIONS USED FOR CALCULATING DWELLINGS PER ACRE IN RD-5 AND MHP

Data Area	RD-5	MHP
1	(e)	(b)
2	(e)	()
3	(a)	
4	(b)	
5	(d)	(b)
6	(d)	(b)
7	(d)	(a)
8	(d)	
9	(c)	
10	(d)	
11	(d)	(b)
12	(e)	
13	(d)	
14	(d)	
15		
16	(d)	

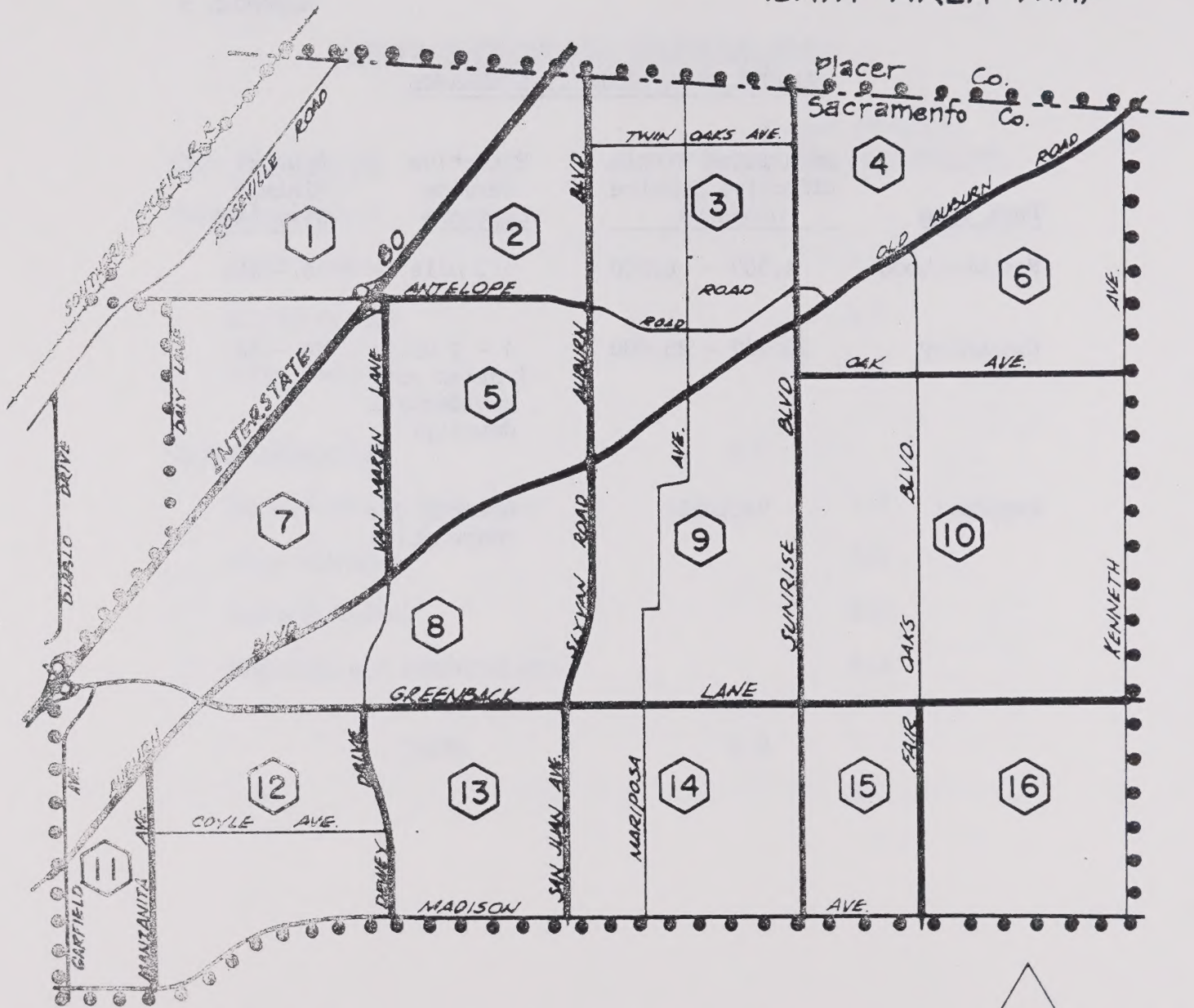
COUNTY STANDARDS FOR COMMERCIAL NEEDS

<u>Type of District</u>	<u>Normal Standard Acres Per 1000 Persons</u>
Shopping Centers	2.0
Small Center	0.8
Medium Center	0.7
Large Center	0.5
Other Commercial	2.5
General Commercial Area	1.3
Auto Oriented	0.8
Highway Travel	0.2
Business and Professional	0.2
	<hr/>
TOTAL	4.5

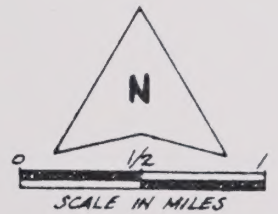
SUNRISE PARK DISTRICT STANDARDS

<u>Park Type</u>	<u>Population Within Effective Service Distance</u>	<u>Effective Service Distance</u>	<u>Approx. Minimum Size (ac)</u>
Neighborhood	4,000 - 6,000	1/2 mile	6 - 10
Community	20,000 - 25,000	1 - 2 miles (varies with residential density)	20 - 50
Regional	Variable	Several communities	

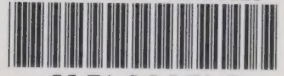
CITRUS HEIGHTS DATA AREA MAP



● ● ● ● ● STUDY AREA BOUNDARY
 ————— DATA AREA BOUNDARY



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